

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

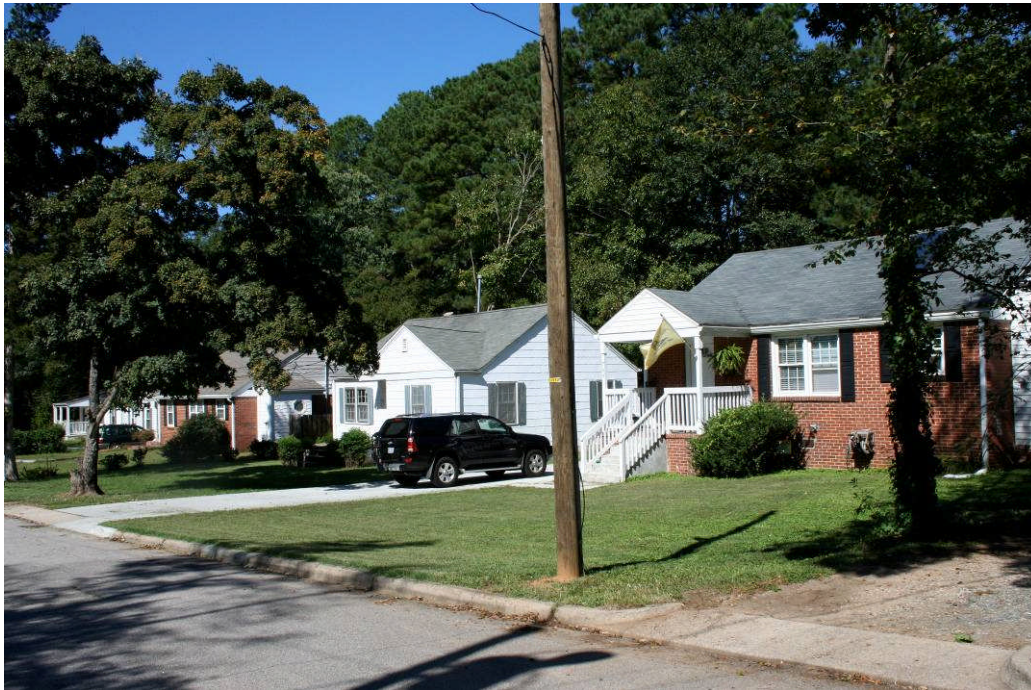
NATIONAL REGISTER OF HISTORIC PLACES

Capitol Heights Historic District

Raleigh, Wake County, WA4435, Listed 1/3/2011

Nomination by Heather Wagner

Photographs by Heather Wagner, October 2009



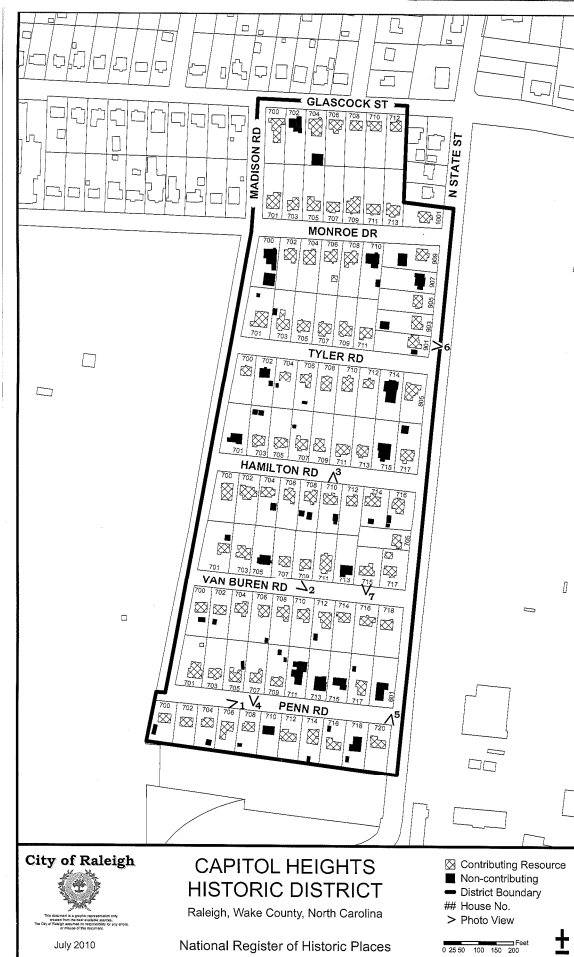
700 Block of Van Buren Street, north side



710 Hamilton Road



700 Block of Penn Road, south side



Historic District Map

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of property

historic name Capitol Heights Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Penn Road, North State Street, Glascock Street, not for publication N/A
and Madison Road

city or town Raleigh vicinity N/A

state North Carolina code NC county Wake code 183 zip code 27604

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination
_____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant
_____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional
comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

_____ entered in the National Register

_____ See continuation sheet.

_____ determined eligible for the
National Register

_____ See continuation sheet.

_____ determined not eligible for the
National Register

_____ removed from the National Register

_____ other (explain): _____

Capitol Heights Historic District
Name of Property

Wake County, North Carolina
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

Category of Property
(Check only one box)

X private
 ___ public-local
 ___ public-State
 ___ public-Federal

___ building(s)
X district
 ___ site
 ___ structure
 ___ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>87</u>	<u>47</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>6</u>	structures
<u>0</u>	<u>0</u>	objects
<u>87</u>	<u>53</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965

Number of contributing resources previously listed in the National Register

0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: Domestic Sub: single dwelling
Domestic secondary structure

Current Functions

(Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>secondary structure</u>

7. Description

Architectural Classification (Enter categories from instructions)

Minimal Traditional _____

Materials (Enter categories from instructions)

foundation brick
roof asphalt
walls asbestos
other: concrete

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Capitol Heights Historic District
Name of Property

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or a grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance

c. 1946 - 1949

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Wright Constuction Co. - builders

Clancy Construction Co. (Clancy & Scott, Inc.) -
builders

Curtis Construction - builders

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Capitol Heights Historic District
Name of Property

Wake County, North Carolina
County and State

10. Geographical Data

Acreage of Property approximately 30 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing

1 17 / 714880 / 3963580

2 17 / 715020 / 3963580

Zone Easting Northing

3 17 / 715060 / 3963490

4 17 / 714990 / 3962975

X See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Heather M. Wagner (for the Raleigh Historic Districts Commission)

organization hmwPreservation date June 15, 2009

street & number 209 W. Trinity Avenue telephone 336.207.1502

city or town Durham state NC zip code 27701

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners (more than fifty)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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National Park Service

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Capitol Heights Historic District
Wake County, North Carolina

SECTION 7 – ARCHITECTURAL DESCRIPTION

Materials (cont.):

Foundation concrete

Walls vinyl

brick

concrete

aluminum

Other metal

wood weatherboard

stucco

Narrative Description:

The Capitol Heights Historic District is located in Raleigh, North Carolina, a city of approximately 389,000 residents roughly in the center of Wake County. The district encompasses six city blocks, or portions thereof, and includes the majority of land platted for the Capitol Heights subdivision in May of 1946. The streets of the district are arranged in a grid pattern, with Madison Road and North State Street as the north-south streets (listed from west to east) and Penn Road, Van Buren Road, Hamilton Road, Tyler Road, Monroe Drive, and Glascock Street running east-west (listed from south to north).

The historic district lies approximately one-and-a-half miles northeast of the State Capitol. It directly borders Oakwood Cemetery and Oakwood Park to the south and west and directly borders Saint Augustine's College to the south and east. The residential area directly to the north of the district, the Belvedere Park neighborhood, dates to the same period, but was platted and developed separately.

The district is entirely residential and contains eighty-four (84) principal buildings and three (3) outbuildings constructed between 1947 and 1949 that contribute to the significance of the district. Sixteen (16) houses, thirty-one (31) outbuildings, and six (6) structures in the district do not contribute to the district's significance as they were either not present during the period of significance or have been so altered that they no longer possess sufficient historic integrity. Additionally, twenty-four (24) residential properties to the west and northeast of the district that were part of the original plat of the neighborhood have been excluded from the boundary, because alterations to the structures have rendered a high percentage of them non-contributing. There are no vacant lots in the district. Eighty-four (84) percent of the total principal resources contribute to the historic and architectural significance of the district.

District boundaries were determined, in part, by the area included on the 1946 plat of the neighborhood. Properties bordering on Brookside Road to the west of the neighborhood are commercial and of modern construction and were not included in the historic district. Additionally, those residential properties in the 600 blocks of Monroe Drive and Glascock Street have been excluded from the district because approximately half of them have been altered to the extent that they would no longer be considered

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contributing resources in the historic district. A small portion of the neighborhood on the southwest corner of the intersection of North State and Glascock streets was also excluded due to incompatible alterations to the historic fabric of the structures. The west boundary extends along Madison Road from Glascock Street to Penn Road. The south end of the district follows the rear lot lines of the houses on the south side of Penn Road. The east boundary extends along N. State Street from Penn Road to Glascock Street. The north boundary extends along the south side of Glascock Street from N. State Street to Madison Road.

The topography of the Capitol Heights Historic District is relatively flat and dense vegetation is limited to the interior of the blocks (along the rear lot lines). Lot sizes are consistent throughout the district, most measuring 60' wide by 145' deep, for a total square footage of 8,700 square feet. Corner lots and those on the north and south ends of the neighborhood vary slightly in size and shape, but all with nearly equal square footage. The depth of the lots coincides with half the depth of a block. Houses are generally centered within the lot and most are set back from the street approximately thirty feet. Some properties have small sheds or garages behind the house and side driveways are prevalent in the district. There are concrete curbs and gutters located throughout the district; however, the only sidewalks in the district are along the west side of North State Street.

Residences within the historic district are small in size and were constructed in the Minimal Traditional style between 1947 and 1949. The houses are generally one-story, two- or three-bedroom houses with side-gabled roofs and brick or concrete-block foundations. They were finished with asbestos siding, brick veneer, or, in a few cases, wood shingle; wood siding is rare in the district and is generally limited to gables. Replacement siding of vinyl or aluminum is common in the district. Wood, double-hung windows are typical and are generally arranged in either a six-over-six or eight-over-eight, double-hung sash configuration. Picture windows are common, but not standard, and when installed were often flanked by double-hung windows. Porches are prevalent in the district, but generally small and supported by decorative metal posts or simple square posts. The continuity of form and materials in the district can be attributed to its rapid construction by a limited number of builders.

Two groups of houses vary slightly in form and material than the rest of the houses in the district and represent the work of specific builders. Houses on the south side of Tyler Road, erected by the Curtis Construction Company, are of exposed concrete block construction, with side-gabled roofs, metal casement or wood double-hung windows, and small gable- or shed-roofed porches. Additionally, a group of homes on the east end of Penn Road, constructed by the Clancy Construction Company, feature L-shaped plans with wide roof overhangs, entrances near the intersection of the wings, and sometimes picture windows near the entrance; these homes are of frame construction with concrete-block foundations, wood or asbestos siding, and six-over-six, double-hung or two-over-two, horizontal-pane windows.

From 1949, the end of the period of significance, to the present, no additional construction of primary structures has taken place in the district. Houses have been altered with replacement windows, siding, or porches, and some houses have been enlarged at the rear; however, there has been no demolition and very

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little substantive alteration. Conversely, the majority of outbuildings in the district were erected after the period of significance.

Inventory List:

The list is arranged alphabetically by street, then by house number. North-south streets are numbered to ascend in a northerly direction. East-west streets are numbered to ascend in an easterly direction. Original owners names were derived from the Wake County Register of Deeds and original occupants from Hill City Directories (1948, 1949, 1950, 1951, 1952, 1953, 1955, 1960). Construction dates are derived from the Wake County Register of Deeds, specifically when properties were passed from a construction company to a private owner.

Properties are coded as C (contributing), NC-alt (non-contributing due to alterations), or NC-age (non-contributing due to age). All contributing buildings (C) were constructed during the period of significance, 1946 to 1949, and retain sufficient integrity of design, setting, materials, and workmanship to contribute to the historic character of the district. Material alterations including replacement porch posts, door and window replacements, the removal of chimneys, and the addition of aluminum or vinyl siding are common throughout the district. However, these alterations, alone or in combination, do not substantially alter the overall architectural integrity of the neighborhood. If the building retains its original form, massing, and fenestration, as well as some visible historic fabric, the building is considered contributing to the district. The James S. and Edna Ruth Casey House at 707 Van Buren Road is a good example of a contributing structure as it retains its original form and massing as well as original siding, front door, and windows. The Reinhold H. Dietz House at 704 Monroe Drive is an example of a contributing property that has replacement siding, windows, and porch posts, but retains its original form and front door.

Buildings that are non-contributing due to alterations (NC-alt) were built during the period of significance but have lost architectural integrity because of changes to the form or massing of the building, or because they lack significant historic fabric. For example, the Harvey Sheridan Apple House at 713 Penn Road has had its form altered with the addition of a large, single-pile addition at the front, rendering it non-contributing to the district. The Patrick J. McCann House at 710 Monroe Street retains its original form and massing; however, the siding, windows, door, and porch posts and stair have all been altered or replaced, so the building is considered non-contributing.

Non-contributing buildings due to age (NC-age) are buildings that were constructed after 1949, the end of the period of significance. There are no primary resources that were constructed after the period of significance. However, the majority of outbuildings are non-contributing due to their age.

All of the primary contributing structures in the district were built in the Minimal Traditional style. Most were frame construction with asbestos siding or brick veneer, though several examples of concrete-block construction exist. Windows were typically double-hung wood sash windows or metal frame casement windows and picture windows are common in the district. Porches are small and were typically supported by

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simple wood or metal posts. Outbuildings, including small, one-story frame structures and metal carports are common in the district though most were constructed after the period of significance.

Glascok Street

700 Glascok – Lee Frederick Desorcy House – 1947

C – Building

This one-story, side-gabled house is three bays wide and double-pile. The house has a painted concrete-block foundation, asbestos siding, an interior brick chimney, and six-over-six, double-hung wood sash windows throughout. A gabled rear ell extends from the west side of the structure with a shed-roofed addition beyond; both have painted concrete-block foundations, asbestos siding, and wood sash windows matching the main block of the house. A gabled porch extends from the west end of the house, supported by simple square columns on a concrete stoop with brick trim. The house was built by Wright Construction Company and was sold to Lee Frederick Desorcy in September of 1947; the first occupant listed in the Hill City Directory is Oswald E. King in 1949.

702 Glascok – Carlton Richard Nash House – 1947

NC-alt – Building

A one-story, three-bay, double-pile, side-gabled form, this Minimal Traditional-style house has a large, single-pile, shed-roofed rear addition that extends across the full width of the house. The house retains no original exterior materials; it has vinyl siding, replacement one-over-one, double-hung vinyl sash windows, and a fanlight-over-four-panel front door have altered the exterior. Additionally, the form of the house suggests that there may have originally been a window beneath the porch roof that is now missing. Replacement porch posts support a wide shed-roofed front porch. The original brick chimney, just in front of the ridge, and terra cotta porch floor remain. Built by Wright Construction Company, the house was sold to Carlton Richard Nash in September of 1947.

704 Glascok – Woodrow Thompson House – 1947

C – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a low gabled rear ell on the east end. The house has a concrete-block foundation, vinyl siding and windows, and an interior brick chimney. The roof overhangs were likely deepened when a new roof was installed in the late twentieth-century. A gabled front porch extends from the east end of the façade, supported by decorative metal posts. The house was built by Wright Construction Company and was sold to Woodrow Thompson in September of 1947.

NC-ageGarage, c. 1970 – One-story, front-gabled frame two-car garage with vinyl siding.

706 Glascok – Willard S. Allen House – 1947

C – Building

Entrances at each gable end make this one-story, side-gabled, four-bay, triple-pile house distinctive on the street. A small, side-gabled porch with original decorative metal posts shelters the east, main entrance - a six-panel wood door - the west, secondary entrance is tucked under a shed roof, also supported by decorative metal posts. The house has one-over-one, double-hung vinyl sash windows and the siding is a mixture, with original asbestos shingles on the west elevation, vinyl siding on the east, and a combination of

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vinyl siding above a brick veneer on the facade. The house was built by Wright Construction Company and was sold to Willard S. Allen in October of 1947.

708 Glascock – Oliver Elisha Johnson House – 1947

C – Building

This one-story, side-gabled house is three bays wide and double-pile. The house has a painted concrete-block foundation, vinyl siding, and an interior brick chimney. The house retains original six-over-six, double-hung wood sash windows and an original four-light-over-four-panel front door under a low decorative gable. The house was built by Wright Construction Company and was sold to Oliver Elisha Johnson in September of 1947.

710 Glascock – Abram T. Lassiter Jr. House – 1947

C – Building

Three-bays-wide and double-pile, this one-story, side-gabled house has a single-pile, one-bay side-gabled wing on the west end, possibly a former porch. The house has an interior brick chimney, a painted concrete-block foundation, vinyl sash windows, and aluminum siding. A front-gabled porch supported by square posts with caps shelters the original two-light-over-four-panel door on the east end of the facade. The house was built by Wright Construction Company and was sold to Abram T. Lassiter Jr. in October of 1947; the first occupant listed in the Hill City Directory is Willie E. McConnell in 1949.

712 Glascock – Nicholas H. Yonker House – 1947

C – Building

This one-story, side-gabled house is four bays wide and double-pile. The house has a stuccoed foundation, asbestos siding, and an interior brick chimney. It has vinyl sash windows and a shed-roofed front porch on decorative metal posts. The house was built by Wright Construction Company and was sold to Nicholas H. Yonker in October of 1947.

Hamilton Road

700 Hamilton – Wilton Donahue Evans House – 1948

C – Building

This one-story, side-gabled house is two bays wide and double-pile with a double-pile gabled rear ell on the west side and a shed-roofed block to the east of the ell. The house has a stuccoed foundation, asbestos siding, wood shingles in the gable ends, and an interior brick chimney. It retains original six-over-six, double-hung wood sash windows. A gabled porch on the west end of the house has wood shingles in the gable and is supported by decorative metal posts on a concrete stoop with brick trim. Additional entrances on the east and west elevations are sheltered by aluminum awnings and shed roofs, respectively. The house was built by Wright Construction Company and was sold to William Donahue Evans in July of 1948. The current owner, Mr. Saulter moved into the house in 1972, but purchased the house only recently.

701 Hamilton – Virginia P. Futch House – 1948

NC-alt – Building

Identical in form to 703 Van Buren, this one-story, side-gabled house is two bays wide and double-pile with an intersecting front-gabled wing on the east end of the facade and a small, side-gabled porch on the west end. The front-gabled mass continues down the east side of the main block in a shed-roofed form. The

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house retains no visible historic fabric beyond the corbelled chimney on the ridge. The original picture window has been replaced by a group of three equal-sized, six-over-six, double-hung vinyl sash windows on the facade. Vinyl siding, replacement turned porch posts, and replacement windows sit above a stuccoed foundation. The house was built by Wright Construction Company and was sold to Virginia P. Futch in June of 1948; the first occupant listed in the Hill City Directory is Rudolph Harris in 1949.

702 Hamilton – Thomas C. Emory House – 1948

C – Building

This one-story, hip-roofed house is three bays wide and double-pile with an intersecting front-gabled wing on the west end of the facade and a small side-gabled porch on the east elevation. The house has a stuccoed foundation, asbestos siding, a louvered wood vent in the front gable, and an interior brick chimney. It retains original six-over-six, double-hung wood sash windows sheltered by aluminum awnings. The porch has wood shingles in the gable end and is supported by decorative metal posts on brick piers; it is also sheltered by aluminum awnings. A sunroom extends from the east end of the rear of the house. The house was built by Wright Construction Company and was sold to Thomas C. Emory in July of 1948.

703 Hamilton – David J. Hanse House – 1948

C – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and triple-pile with a brick foundation, aluminum siding, and brick chimney. The house retains original six-over-six, double-hung wood sash windows with aluminum awnings. The front door, also original, has three-lights over two-panels, a configuration found throughout much of the neighborhood. A wide, front-gabled porch projects from the west end of the façade sheltering the entrance; it is supported by decorative metal posts. A small decorative gable sits over the facade's eastern-most window. The house was built by Wright Construction Company and was sold to David J. Hanse in July of 1948; the current owners, Mr. & Mrs. Dickenson, have lived there since the early 1960s.

NC-age Shed, c. 1965 – One-story, front-gabled, frame shed sits at the northwest corner of the property, with plywood sheathing and a single door facing the street.

NC-age Shed, c. 1970 – One-story, front-gabled, frame shed sits immediately to the east of first outbuilding, with plywood sheathing and two doors facing the street.

704 Hamilton – George W. Duncan House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a shed-roofed porch on the east elevation. The house has brick veneer with aluminum siding in the gable ends, a central brick chimney, and replacement vinyl sash windows. The shed-roofed porch has been enclosed to create a sunroom. A second, small porch with a shed roof on square posts is located on the west elevation of the house. The house was built by Wright Construction Company and was sold to George W. Duncan in June of 1948.

NC-age Garage, c. 1960 – A one-story, front-gabled, frame garage sits at the southeast corner of the property, with a single auto entrance facing the street and aluminum siding.

705 Hamilton – Bernice J. Snipes House – 1948

C – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a small side-gabled wing on the east elevation that was originally a porch, but has been enclosed into a

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sunroom. The house has a brick veneer and plain weatherboards in the gables and on the enclosed porch. A shed roof over the entrance is supported by decorative metal posts and has a concrete stoop and stairs. Original eight-over-eight, double-hung wood sash windows and a six-light-over-two-panel front door are intact, as is the interior brick chimney. The house was built by Wright Construction Company and was sold to Bernice J. Snipes in September of 1948.

706 Hamilton – George Stewart House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a projecting gable on the west end of the façade. The house has a stuccoed foundation, asbestos siding, and a rectangular vent in the front gable. Windows have been replaced with vinyl sash windows and the interior chimney has been removed. The original six-light-over-two-panel front door remains centered on the façade. The projecting gabled porch on square posts is of modern construction, replacing a flat-roofed awning on decorative metal posts. A gabled rear ell extends from the east end and a smaller shed-roofed addition is located to its east, with a deck beyond. The house was built by Wright Construction Company and was sold to George Stewart in July of 1948. The house has been recently renovated with a replacement porch and windows.

707 Hamilton – Charles Worth Witehead House – 1948

C – Building

This one-story, Minimal Traditional-style house is four bays wide and double-pile with a side-gabled roof and an engaged front porch on decorative metal supports on the main block. A smaller gable extends from the west elevation, and shows the original asbestos shingles on the west elevation; the facade has been covered with wood shingles. A two-light-over-four-panel door sits under the engaged porch with a terra cotta floor and concrete steps. Original six-over-six, double-hung wood sash windows are located throughout and a brick chimney is visible towards the rear of the house. There is a shed-roofed rear porch. The house was built by Wright Construction Company and was sold to Charles Worth Witehead in August of 1948.

NC-age Shed, c. 1960 – A one-story, frame, front-gabled shed stands at the northwest corner of the property, with a single front door facing the street and smooth wood sheathing.

708 Hamilton – Robert M. Ward House – 1948

C – Building

This one-story, side-gabled house is four bays wide and double-pile. The house has an unpainted concrete-block foundation, aluminum siding, and an interior brick chimney. It retains original eight-over-eight, double-hung wood sash windows. A shed-roofed porch on the left end of the facade is supported by vinyl posts on a concrete stoop, replacing earlier decorative metal posts. The house was built by Wright Construction Company and was sold to Robert M. Ward in June of 1948. The current owner, Mrs. Olive, purchased the house with her husband, a plumber, in 1955.

NC-age Shed, c. 1960 – A front-gabled, frame shed with board-and-batten sheathing and a metal-roofed awning on the façade.

NC-age Shed, c. 1960 – A front-gabled, frame shed with wood siding and an entrance centered on the façade.

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709 Hamilton – Grover B. Proctor House – 1948

C – Building

This one-story, Minimal Traditional-style, side-gabled house is two bays wide and double-pile with a small, side-gabled porch on the east elevation, which shelters the entrance. A second entrance is visible on the west elevation, under a small, hipped roof, and a rear, shed-roofed, double-pile addition extends the full width of the house. The house has a stuccoed foundation, vinyl siding, replacement one-over-one, double-hung windows, and an interior brick chimney. It was built by Wright Construction Company and was sold to Grover B. Proctor in May of 1948.

710 Hamilton – Woodrow W. Dunlap House – 1948

C – Building

This one-story, side-gabled house is four bays wide and double-pile with a projecting gable on the west end of the façade. The house has a painted concrete-block foundation, asbestos siding, and scalloped wood trim under the eaves. It has replacement vinyl sash windows but retains an original three-light-over-two-panel front door. The shed-roofed front porch is supported by decorative metal posts on a concrete slab. The house was built by Wright Construction Company and was sold to Woodrow W. Dunlap in May of 1948.

NC-age Garage, c. 1960 – A front-gabled, frame garage with aluminum siding and wood multi-light windows on the east elevation.

711 Hamilton – Clifton F. Boyette House – 1948

C – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a brick veneer and a large flush front gable over the west and central bays. A flat roof extends from the flush gable over the front porch, which has a terra cotta floor, brick foundation, replacement porch posts and railing, and an aluminum awning. A frame, side-gabled wing on the east end of the structure was a porch, but is now finished with a pair of French doors on the front, aluminum siding, and picture windows on the east elevation. The house retains original six-over-six, double-hung wood sash windows, a brick foundation, and interior chimney near the ridge line. The house was built by Wright Construction Company and was sold to Clifton F. Boyette in June of 1948.

712 Hamilton – Hugh T. Davis House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a brick foundation and brick veneer, brick windowsills, and an interior brick chimney. The house retains original six-over-six, double-hung wood sash windows and has rectangular louvered vents in the side gables. A projecting gabled front porch has wood shingles in the gable and is supported by replacement turned posts with a metal railing on a concrete stoop with brick trim. A small, shed-roofed porch on the west elevation of the house is supported by square posts on a concrete block stoop. The house was built by Wright Construction Company and was sold to Hugh T. Davis in July of 1948.

713 Hamilton – Boyd L. Johnson House – 1948

C – Building

One of the few cross-gabled structures in the neighborhood, this one-story, Minimal Traditional-style house has a large one-bay, triple-pile, front-gabled main block with a side-gabled wing that is three-bays-wide. The house has asbestos siding, original six-over-six, double-hung wood sash windows, and a six-panel wood front door. A front-gabled porch at the intersection of the two gables is supported by decorative metal

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posts. The foundation is stuccoed and the brick chimney sits behind the ridge of the side gable. The house was built by Wright Construction Company and was sold to Boyd L. Johnson in July of 1948.

714 Hamilton – Henry L. Denning House – 1949

C – Building

This one-story, side-gabled house is four bays wide and double-pile with a low gable on the east end of the façade. The house has a brick foundation, vinyl siding, and an interior brick chimney. Windows are original six-over-six, double-hung wood sash windows and the front door is a modern replacement. A gabled front porch is centered on the façade and supported by decorative metal posts on a concrete stoop accessed by a curved brick stair. The house was built by Wright Construction Company and was sold to Henry L. Denning in August of 1949.

NC-age Shed, c. 1970 – One-story, front-gabled, concrete-block shed with plywood sheathing in the front gable and a single pedestrian entrance on the façade.

715 Hamilton – Harvey Judson Goodwin House – 1948

NC-alt – Building

Originally identical in form to 713 Hamilton, the one-story, cross-gabled structure has a front-gabled block on the east end that is a single bay wide and triple-pile. A three-bay-wide, double-pile side-gabled wing extends to the west, with a front-gabled porch where the two volumes meet. A large, shed-roofed rear addition continues past the width of the original side gable, revealing a clerestory window to the street. The house has a concrete-block foundation, an interior brick chimney, vinyl siding, and a combination of six-over-six, double-hung wood sash windows and one-over-one, double-hung vinyl sash windows. The house was built by Wright Construction Company and was sold to Harvey Judson Goodwin in July of 1948.

716 Hamilton – Charles F. Nunnery House – 1949

C – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a narrow single-pile block on the west elevation. The house has a brick foundation, vinyl siding and windows, and an interior corbelled brick chimney. The flat-roofed front porch is supported by decorative metal posts and retains an original metal railing. A small, gabled roof supported by knee brackets shelters an entrance on the west elevation. The house was built by Curtis Construction Company and was sold to Charles F. Nunnery in June of 1949.

NC-age Shed, c. 1970 – One-story, side-gabled, prefabricated frame shed with asphalt roof and plywood sheathing.

NC-age Carport, c. 1970 – One-story, prefabricated metal carport with metal pole supports.

717 Hamilton – George Edward Leonard Jr. House – 1948 **C – Building**

This one-story, Minimal Traditional-style, side-gabled house is three bays wide and double-pile with a small, side-gabled wing on the east elevation, likely a porch originally. Concrete-block foundation, vinyl siding, and one-over-one, double-hung vinyl sash windows comprise the exterior materials. A shed-roofed front porch with decorative metal posts, concrete floor, and wood deck extension are centered on the façade. A similarly finished porch sits behind the side-gabled wing, which has horizontal two-over-two, double-hung wood sash windows. The house was built by Clancy & Scott, Inc. and was sold to George Edward Leonard Jr. in June of 1948.

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NC-age Garage, c. 1970 – A large, one-story, side-gabled, one-car garage on the north end of the lot has a single auto entrance, one pedestrian door, wood siding, and two-over-two, double-hung wood sash windows.

Monroe Drive

700 Monroe – John D. Pilkington House – 1948

NC-alt – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a gabled rear ell on the east end. The house retains no original fabric beyond the painted concrete-block foundation and interior corbelled brick chimney. Vinyl siding conceals the original wood shingles and the windows are vinyl sash windows. A shed-roofed porch on the east end of the façade is supported by simple square posts on a concrete stoop with brick trim. A one-and-a-half story, shed-roofed addition is located behind the rear ell and is sheathed in plywood; the scale of the addition drastically alters the view of the house from Madison Road. The house was built by Wright Construction Company and was sold to John D. Pilkington in January of 1948.

NC-Age Garage, c.1990 – Large, two-story gambrel-roofed frame garage with a one-story, shed-roofed bay on the north elevation faces Madison Road. The structure is three auto bays wide, is sheathed in vertical plywood siding, and has six-over-six, double-hung windows on the north side. There is a pedestrian door with “balcony” centered on the second floor.

701 Monroe – Frank M. Isaacs House – 1947

C – Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile and is located at the northeast corner of Monroe Drive and Madison Road. Exterior materials include a stuccoed foundation, asbestos siding, and replacement one-over-one, double-hung vinyl sash windows. There is a small flush gable on the west end of the façade, over the entrance. A small, shed roof shelters the original four-light-over-two-panel front door. A shed-roofed rear addition, likely an enclosed porch, extends along the rear of the house and includes a second entrance. The house was built by Wright Construction Company and was sold to Frank M. Isaacs in October of 1947.

702 Monroe – Francis D. Everhart House – 1948

C – Building

This one-story, side-gabled house is four bays wide and double-pile. The house has a painted concrete-block foundation, vinyl siding, and an interior brick chimney. Original six-over-six, double-hung wood sash windows remain throughout. There is a decorative gable centered above the middle two bays; a flat-roofed porch projects beneath this gable and is supported by decorative metal posts. The house was built by Wright Construction Company and was sold to Francis D. Everhart in January of 1948.

703 Monroe – Ottis Leon Mashburn House – 1947

C – Building

This one-story, side-gabled Minimal Traditional-style house is four bays wide and double-pile with asbestos siding, six-over-six, double-hung wood sash windows, a painted concrete-block foundation, and an interior brick chimney. The brick front porch on the west end of the facade is sheltered by a small, front-

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gabled roof with original wood porch posts. A side entrance on the east elevation has a wood floor and small shed roof with simple square columns. The house was built by Wright Construction Company and was sold to Ottis Leon Mashburn in October of 1947.

704 Monroe – Reinhold H. Dietz House – 1948

C – Building

This one-story, side-gabled house is four bays wide and double-pile with a shed-roofed rear ell on the east end. The house has a painted concrete-block foundation, vinyl siding and windows, and an interior brick chimney. A wide decorative gable is centered on the façade. A small gabled porch with simple square posts shelters the original four-light-over-four-panel front door. The house was built by Wright Construction Company and was sold to Reinhold H. Dietz in January of 1948; the first occupant listed in the Hill City Directory is Ernest J. Reeves in 1949.

705 Monroe – Thaddeus Lee House – 1947

C – Building

This one-story, side-gabled Minimal Traditional-style house is four bays wide and double-pile with a small shed roof over the entrance and a double window centered on the facade. Clad in aluminum siding, the house has a concrete-block foundation and a brick chimney just over the ridgeline. Six-over-six, double-hung wood sash windows light the interior, and the gable ends contain attic windows instead of vents. The front door is a modern replacement and the shed-roofed porch replaced an earlier hip-roofed porch of the same size. There is a wider, shed-roofed porch at the west rear. The house was built by Wright Construction Company and was sold to Thaddeus Lee House in December of 1947; the first occupant listed in the Hill City Directory is Ernest J. Reeves in 1949.

706 Monroe – Lewis J. Wall House – 1948

C – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile. The house has a painted concrete-block foundation, asbestos siding, and an interior brick chimney. The house has six-over-six, double-hung wood sash windows and the replacement front door is flanked by four-over-four, double-hung wood sash windows. A flat-roofed front porch shelters the door and is supported by decorative metal posts with a decorative metal railing running the perimeter of the porch roof. The house was built by Wright Construction Company and was sold to Lewis J. Wall in January of 1948. The Queen Mercantile Company was listed with Lewis Wall at this address in the 1949 Hill City Directory. His widow remains in the house and confirmed that she and her husband, a veteran and insurance company employee, purchased their home in 1948 with a thirty-year mortgage using a GI loan. They had their choice of completed houses at 700 or 706 Monroe at the time of their purchase and the roads were still dirt roads when they moved in.

C Shed, c. 1949 – One-story, front-gabled, frame shed with single door on the façade, asbestos siding, and exposed rafter ends.

707 Monroe – Ben Ira Taylor House – 1947

C – Building

This one-story, side-gabled Minimal Traditional-style house is four bays wide and double-pile with a shed-roofed front porch that extends over the two center bays of the house to shelter the entrance and paired windows. The concrete porch has original decorative metal posts and railings. A stuccoed concrete-block foundation, painted brick chimney, and asbestos-shingle siding complete the exterior. Horizontal two-over-

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two, double-hung windows are located throughout. The house, which matches 705, 709, 711, and 713 Monroe in form, was built by Wright Construction Company and was sold to Ben Ira Taylor in October of 1947.

708 Monroe – David A. Britt House – 1948

C – Building

This one-story, side-gabled house is four bays wide and double-pile with a wide gable on the west end of the façade and a gabled rear ell on the west end. It has a painted concrete-block foundation, asbestos siding, board-and-batten sheathing on the rear gable, and an interior brick chimney. Original six-over-six, double-hung wood sash window and wood shingles in the front gable remain. A flat-roofed front porch is supported by simple square posts with aluminum scalloped trim around the roof line. The house was built by Wright Construction Company and was sold to David A. Britt in January of 1948. The current owner moved into the house in the early 1960s.

709 Monroe – Bryan B. Fleming House – 1947

C – Building

Part of a block of similar houses (with 705, 707, 711, and 713 Monroe), this one-story, side-gabled Minimal Traditional-style house is four bays wide and double-pile with asbestos siding, a concrete-block foundation, brick chimney, and original six-over-six, double-hung wood sash windows. A small gabled porch with simple wood posts shelters a six-panel entrance door and concrete stoop. There is a double-pile rear ell on the east end with a shed-roofed block to the west of the ell. The house was built by Wright Construction Company and was sold to Bryan B. Fleming in October of 1947; the first occupant listed in the Hill City Directory is Dewey Wood in 1951.

710 Monroe – Patrick J. McCann House – 1947

NC-alt – Building

This one-story, side-gabled house is four bays wide and double-pile with a low, front gable centered on the façade and a shed-roofed rear addition on the east end. The house has been heavily renovated with vinyl siding and windows and a modern front door; it retains no visible historic materials. The original hip-roofed porch on the east end of the façade was replaced with a gabled porch on turned supports and its steps have been faced with fieldstone. A small rectangular vent in the front gable has been replaced with a larger arched vinyl vent. The house was built by Wright Construction Company and was sold to Patrick J. McCann in December of 1947; the first occupant listed in the Hill City Directory is William M. Moser in 1949.

NC-age Shed, c. 2000 – One-story, front-gabled, prefabricated frame shed with double-leaf doors and sided with vertically board-and-batten siding.

711 Monroe – Edward M. Kirks House – 1947

C – Building

Identical in form to 705, 707, 709, and 713 Monroe, this one-story, side-gabled Minimal Traditional-style house is four bays wide and double-pile with a small, gabled porch over the entrance bay. Its asbestos siding, concrete-block foundation, and brick chimney remain, while the windows have been replaced with one-over-one, double-hung vinyl sash units. A picture window flanked by double-hung windows on the façade was replaced with a pair of double-hung vinyl sash windows, but the size of the opening is unaltered. Each window has a small apron with chamfered corners, perhaps a feature added when the windows were

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changed. The enlarged front stoop, which leads to a replacement front door, has a modern railing. The house was built by Wright Construction Company and was sold to Edward M. Kirks in November of 1947.

713 Monroe – Graydon C. Liles House – 1947

C – Building

This one-story, side-gabled house is four bays wide and double-pile. The house has a stuccoed foundation, vinyl siding, and an interior brick chimney. The house retains original six-over-six, double-hung wood sash windows and a two-light-over-four-panel front door. A flat-roofed porch extends across the middle two bays and is supported by vinyl posts with a replacement Chinese Chippendale-style railing running between them. The house was built by Wright Construction Company and was sold to Graydon C. Liles in November of 1947.

Penn Road

700 Penn – William H. Borum Jr. House – 1949

C – Building

This one-story, side-gabled Minimal Traditional-style house is two bays wide and double-pile with a one-bay-wide, recessed side-gabled entrance bay on the east side. The house has a brick foundation, a brick veneer with brick headers and windowsills, and a corbelled brick chimney. It has wood siding in the gable ends and vinyl replacement windows. The front door is a replacement door and is sheltered by an aluminum awning with simple pole supports on a brick stoop. The house was built by Curtis Construction Company and was sold to William H. Borum Jr. in September of 1949.

NC-ageShed, c. 1980 – One-story, front-gabled prefabricated metal shed.

701 Penn – John Marvin Shinn Jr. House – 1949

C – Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with a recessed entrance bay on the east end of the façade with replacement wood posts. A gabled rear ell extends from the east end. The house has asbestos shingles, vinyl in the gable ends, a brick foundation and chimneys, and a large, three-part picture window in the middle bay. Windows have been replaced with six-over-six, double-hung vinyl sash units. Built by Curtis Construction Company, the house was sold to John Marvin Shinn Jr. in September of 1949.

C Shed, c. 1949 – Small, one-story, front-gabled, frame shed sits in the northeast corner of the lot, with weatherboard siding and a single door.

702 Penn – Cleo V. Cummings House – 1949

C – Building

This one-story, side-gabled house is two bays wide and double-pile with a one-bay-wide, recessed hip-roofed entrance bay on the west end. The house has a brick foundation, aluminum siding, and a brick chimney. It retains original six-over-six, double-hung wood sash windows and a pair of eight-light casement windows flanking a fixed-pane window on the façade. The front door is an original two-light-over-four-panel door sheltered by an aluminum awning with metal pole supports on a brick stoop. The house was built by Curtis Construction Company and was sold to Cleo V. Cummings in August of 1949.

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703 Penn – James R. Tate House – 1949

C – Building

This one-story, side-gabled, brick-veneered house retains high material integrity. The house is three bays wide and double-pile with a one-bay-wide, side-gabled wing on the east end. It retains original six-over-six, double-hung wood sash window, each with brick lintels and windowsills and sheltered by an aluminum awning. The entrance bay, centered on the facade, also has an aluminum awning supported by decorative metal poles that provides shelter for the concrete stoop. The chimney has simple corbelled detailing, and asbestos shingles fill in the gable ends. The house was built by Curtis Construction Company and was sold to James R. Tate in September of 1949.

704 Penn – Vann Alan Patrick House – 1949

C – Building

This one-story, side-gabled house is two bays wide and double-pile with a one-bay-wide, recessed, side-gabled entrance bay on the west end. The house has a painted brick foundation and vinyl siding and windows. The chimney has been removed and the front door is a modern replacement. The uncovered front stoop on the west end of the façade is unaltered. The house was built by Curtis Construction Company and was sold to Vann Alan Patrick in October of 1949.

NC-age Shed, c. 1980 – One-story, gambrel-roofed, prefabricated frame shed with plywood siding.

705 Penn – Branton L. Olive House – 1949

C – Building

This one-story, two-bay-wide, and double-pile house has an entrance set into a smaller, side-gabled bay on the east end. The house has a painted brick foundation, unpainted corbelled brick chimney, six-over-six, double-hung wood windows with aluminum awnings, and asbestos siding. The brick stairs and concrete stoop are sheltered by an aluminum awning on decorative metal posts. A shed-roofed rear ell extends behind the entrance wing. The house was built by Curtis Construction Company and was sold to Branton L. Olive in October of 1949. Mr. Olive's brother purchased 709 Penn, and the two lived in the neighborhood for many years.

NC-age Carport, c. 1980 – One-story, flat-roofed metal carport on metal supports.

706 Penn – Theodore R. Ivey House – 1949

C – Building

This one-story, side-gabled house is two bays wide and double-pile with a recessed, one-bay-wide, gable-roofed entrance bay on the west end of the facade. The house has a painted brick foundation, vinyl siding and windows, and a low decorative gable on the east end of the façade. The replacement front door is sheltered by a replacement porch with a shed-roof supported by tapered square posts. The chimney has been removed and a flat-roofed rear addition extends from the west end of the house. The house was built by Curtis Construction Company and sold to Theodore R. Ivey in October of 1949.

707 Penn – Arthur Lee Thomas Jr. House – 1949

C – Building

This one-story, side-gabled house is two bays wide and double-pile. It is identical in form to 705 Penn, with the entrance set into a small, side-gabled bay on the east end of the main structure. The house is covered with brick veneer and retains original wood wash windows throughout, including a fixed-pane window flanked by four-over-four, double-hung windows in the west bay and six-over-six, double-hung windows throughout the rest of the house. Windows have brick soldier-course lintels and windowsills. The

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front door has four arched lights over four panels, and is sheltered by an aluminum awning with a decorative metal corner post. The brick chimney, just behind the ridgeline, has a simple corbelled detail. A rear shed-roofed addition extends behind the house, and the gable ends have been filled with vinyl siding. The house was built by Curtis Construction Company and was sold to Arthur Lee Thomas Jr. in September of 1949. In 1960, Mr. & Mrs. Luther Tippet purchased the house, shortly before Mrs. Mary Tippet's early death from cancer; in 1963, the current resident, Mrs. Janice Tippet, married Luther and moved into the house.

708 Penn – Noah Clements Williams House – 1949

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a one-bay-wide, side-gabled block extending from the west end. The house has a brick foundation, brick veneer with brick soldier-course lintels, brick windowsills, and an interior corbelled brick chimney. It has aluminum siding in the gables and vinyl sash windows with aluminum shutters. A replacement front door is centered on the façade and is accessed by a brick stoop and stair with modern railing. An aluminum awning on decorative metal posts has been removed. The house was built by Curtis Construction Company and was sold to Noah Clements Williams in August of 1949.

NC-ageShed, c. 1980 – One-story, gambrel-roofed, prefabricated shed with plywood siding.

709 Penn – Brantley B. Olive House – 1949

C – Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with a recessed entrance bay on the east corner of the facade, matching 701 Penn. The house has a brick foundation, interior corbelled brick chimney, and original six-light-over-four-panel front door. It is sheathed with vinyl siding and has one-over-one, double-hung replacement windows throughout. The recessed porch is supported by a simple square post, replacing earlier decorative metal supports. The house was built by Curtis Construction Company and was sold to Brantley B. Olive, brother to Branton L. Olive at 705 Penn, in September of 1949. According to Mrs. Tippet at 707 Penn, this Mr. Olive was killed in a lawnmower accident while employed by Westinghouse in the 1950s, a company that provided all staff with a \$100,000 life insurance policy. Mrs. Olive took the payout and moved, but retained ownership of the house; Olive's stepson is the current owner.

NC-Age Shed, c. 1980 – One-story, front-gabled, frame shed in the northwest corner of the lot has stained clapboard siding, a single door, and a double-hung window.

NC-Age Gazebo, c. 1980 - Frame gazebo with low, hipped roof.

710 Penn – Truby J. Chappell House – 1949

NC-alt – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a recessed entrance on the west corner. The house has a brick foundation, asbestos siding, and a brick chimney. The windows are vinyl and the recessed entrance is supported by wood supports and is faced with a stone veneer. The veneer, together with a wooden ramp constructed over the original brick stairs, has been added since 1996 and changes the appearance of the house from the street. The house was built by Curtis Construction Company and was sold to Truby J. Chappell in September of 1949.

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711 Penn – Thurlow D. Wall House – 1949

NC-alt – Building

This one-story, L-shaped house is similar in form to 712-720 Penn. There is a one-bay, triple-pile front-gabled wing on the east side and a smaller, one-bay, single-pile side gable extending to the west. The entrance is located at the intersection of the two wings, facing the west side yard. There is a second entrance with a wood deck on the east elevation. The house has a painted concrete-block foundation, two interior painted brick chimneys, vinyl siding, and replacement windows and door. A large gabled rear addition has a bay window and a broad chimney at the far end. The house was built by Clancy Construction Company and was sold to Thurlow D. Wall in June of 1949.

712 Penn – Walter Alton Batts Jr. House – 1949

C – Building

This one-story, L-shaped, Minimal Traditional-style house has a side-gabled main block that is four bays wide and single-pile, with a projecting front gable on the west end. The house has a painted concrete-block foundation, vinyl siding, and an asphalt-shingled roof with wide overhangs. Original windows are a combination of six-over-six, double-hung and two-over-two, horizontal-pane wood sash windows. The front fixed-pane window may be a replacement and the replacement front door is accessed by a modern wood porch with ramp. A small shed-roofed projection over the entrance has no supports. The house was built by Clancy Construction Company and was sold to Walter Alton Batts Jr. in August of 1949.

713 Penn – Harvey Sheridan Apple House – 1949

NC-alt – Building

Similar in form to 711 Penn, this one-story house has a one-bay, triple-pile, front-gabled wing with a side-gabled wing intersecting it on the east side to form a large L-shape. The form of the house has been altered with a large, one-bay, single-pile, shed-roofed addition which fills the ell and a projecting, gabled front porch supported by columns, which shelters a single-light French door with sidelights. Variegated brick has been applied to the lower one-third of the facade, above which is vinyl siding. The vinyl siding wraps the entire rest of the house. A recessed corner entrance in the original front-gabled wing shows German siding, a six-light-over-three-panel entrance door, and a beaded-board ceiling. The house was built by Clancy Construction Company and was sold to Harvey Sheridan Apple in June of 1949.

714 Penn – John Dester Stewart House – 1949

C – Building

This one-story, L-shaped house has a front-gabled block that is one bay wide and four-pile and a projecting side-gabled block at the rear of the east elevation and a recessed entrance porch on the east front corner. The house has a painted concrete-block foundation, aluminum siding, an asphalt-shingled roof with wide overhangs, and a central brick chimney. It has two-over-two, double-hung wood sash windows with exterior storm windows. The front door is a modern replacement and the recessed porch is supported by a simple square post and has a replacement aluminum awning. A metal, shed-roofed carport has been attached to the east side of the house, forming an extension of the main roof. The house was built by Clancy Construction and was sold to John Dester Stewart in August of 1949; Charles R. McManaway is the first resident listed in the Hill City Directory in 1951.

NC-age Shed, c. 1980 – One-story, front-gabled frame shed with a double-door and plywood siding.

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715 Penn – Harold L. Wicker House – 1949

NC-alt – Building

This one-story, side-gabled, L-shaped house has a three-bay-wide, double-pile block with a projecting front-gabled bay on the east side of the facade. A concrete-block foundation and stoop leads to an entrance with a six-panel door at the intersection of the two wings; a small shed-roofed addition on the west end of the house shelters an additional entrance with a nine-light-over-two-panel door; the shed roof is over an enclosed enlargement of a recessed corner entrance similar to those found on other houses on the street. Replacement one-over-one, double-hung vinyl sash windows and aluminum siding complete the facade, which has an applied engineered stone on the lower half of the facade. The house was built by Clancy Construction Company and was sold to Harold L. Wicker in June of 1949.

716 Penn – Derell M. Ray House – 1949

C – Building

This one-story, side-gabled Minimal Traditional-style house is four-bays wide and single-pile with a projecting front-gabled bay on the right side and a recessed side entrance on the east front corner. The house has a painted concrete-block foundation, vinyl siding, and an asphalt-shingled roof with wide overhangs. Windows are two-over-two, double-hung wood sash windows with vinyl shutters. A shed-roofed extension of the main roof shelters the front porch and is supported by a simple square post. The roof over the recessed side entrance is also supported by a simple square post. The house was built by Clancy Construction and was sold to Derell M. Ray in July of 1949.

NC-age Shed, c. 1980 – One-story, gambrel-roofed, prefabricated shed with plywood siding.

717 Penn – James C. Washburn House – 1949

C – Building

This one-story, front-gabled house is one-bay wide and four-pile with a projecting side-gabled bay at the rear of the west elevation. The house has a stuccoed foundation, vinyl siding, asphalt-singled roof with wide overhangs, and central brick chimney. The front entrance is sheltered by a small, engaged porch at the front west corner; the porch roof is supported by a simple square post and the porch has a deck-like railing. Windows are vinyl replacement windows and there is a deck located within the ell of the house. The house was built by Clancy Construction Company and was sold to James C. Washburn in June of 1949.

NC-age Shed, c. 1980 – One-story, gambrel-roofed, prefabricated shed with plywood siding.

718 Penn – Ralph Ray Allen House – 1949

NC-alt – Building

This one-story, front-gabled house is one bay wide and four-pile with a projecting side-gabled bay at the rear of the west elevation. The house has a painted concrete-block foundation, vinyl siding, and an asphalt-shingled roof with wide overhangs. Windows are vinyl replacement windows and are smaller than the original windows. A small, shed-roofed extension of the main roof shelters the front entrance, which has a glass-block sidelight. A second entrance is located on the east side of the house. The house was built by Clancy Construction Company and was sold to Ralph Ray Allen in August of 1949.

NC-age Shed, c. 1980 – One-story, front-gabled, prefabricated shed with plywood siding.

720 Penn – Harold and Bonnie M. Earp House – 1949

C – Building

This one-story, side-gabled house is four-bays wide and single-pile with a projecting front-gabled bay at the west end of the facade. The house has a painted concrete-block foundation, vinyl siding, an asphalt-

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shingled roof with wide overhangs, and an interior brick chimney. The house retains two-over-two, double-hung wood sash windows, though a fixed-pane window on the façade may have been altered. A shed-roofed extension of the main roof shelters the front door, which has a terra cotta-faced stoop. A recessed entrance on the east front corner of the house is sheltered by the engaged roof, supported by a simple square post and its stoop is faced with terra cotta tile. The house was built by Clancy Construction Company and was sold to Bonnie M. Earp in June of 1949; her husband, Harold Earp is listed in the 1950 Hill City Directory.

North State Street

601 N. State – Charles D. Bradley House – 1949

NC-alt – Building

This one-story, front-gabled house matches those on the east end of Penn Road, but faces North State Street. It is four bays wide and single-pile with a side-gabled projecting bay at the north end of the facade. The house has a painted concrete-block foundation, vinyl siding, and an asphalt-shingled roof with wide overhangs. Vinyl replacement windows are smaller than the original windows and several windows have been moved or removed entirely. The replacement front door is accessed by concrete stoop and stair where the gables meet. The house was built by Clancy Construction Company and was sold to Charles D. Bradley in June of 1949.

705 N. State – Franklin Elmore Pylant House – 1949

C – Building

This one-story, side-gabled Minimal Traditional-style house is three bays wide and double-pile with a one-bay, single-pile, side-gabled wing, projecting from the south end of the facade. The entrance is set into the corner between the two volumes, under a small front-gabled porch with a concrete floor, brick steps, and decorative metal posts. The house has a brick foundation, asbestos siding, an interior brick chimney, and one-over-one, double-hung wood sash windows. A pair of windows to the north of the entrance has replaced an original picture window flanked by double-hung windows, but the size of the overall opening remains the same. The front door appears to be a replacement. The yard is filled with pecan trees, evidence of the former pecan farm that once stood on the site. Built by Wright Construction Company, the house was sold to Franklin Elmore Pyland in August of 1949.

805 N. State – Josephus Leonard Jr. House – 1948

C – Building

This one-story, front-gabled house is two bays wide and double-pile with a double-pile, side-gabled wing extending from the south elevation and a single-pile, side-gabled wing at the north rear. The house has a tall painted concrete-block foundation, asbestos siding, and six-over-six, double-hung wood sash windows throughout. The house has louvered vents in the gable ends and a sixteen-light picture window flanked by four-over-four, double-hung windows on the north elevation. A projecting gabled front porch is supported by square posts on a brick foundation and concrete slab floor. A shed-roofed side porch is located within the ell on the south end of the façade, supported by simple square posts. The house is unusual in size and form when compared with the rest of the neighborhood. The site slopes to the south and west to reveal a former garage door at the basement level (on the south end of the façade) that has been bricked in. The house was built by Clancy & Scott, Inc. and was sold to Josephus Leonard Jr. in June of 1948.

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901 N. State – Paul D. Gardner House – 1949

C – Building

This one-story, side-gabled house is two bays wide and double-pile with a one-bay-wide block on the north side. The house has a painted concrete-block foundation, asbestos siding, and an interior corbelled brick chimney. The projecting gabled front porch is supported by replacement square posts and has asbestos shingles in the gable. Original six-over-six, double-hung wood sash windows and an original four-light-over-four-panel door remain. The house was built by Clancy & Scott, Inc. and was sold to Paul D. Gardner in June of 1949.

NC-age Carport, c. 1960 – Shed-roofed metal carport on metal pole supports.

903 N. State – Lawrence W. Bengel House – 1948

C – Building

This one-story, side-gabled, Minimal Traditional-style house is four bays wide and double-pile with asbestos siding, an interior brick chimney, and concrete-block foundation. A large shed-roofed porch extends over the south two bays of the facade, sheltering a replacement front door and a brick and concrete porch floor; it has vinyl siding in the porch ends. Windows are wood, double-hung units in eight-over-eight and six-over-six pane configurations. A stovepipe rises near the ridge on the south gable end. Built by Wright Construction Company, the house was sold to Lawrence W. Bengel in March of 1948; the first occupant listed in the Hill City Directory is Mrs. Delia King in 1950.

NC-age Garage, c.1955 – A one-story, front-gabled garage, with an auto door and a pedestrian door, stands in the southwest corner of the lot. In ruinous condition, it appears to be constructed of concrete block with wood weatherboard siding.

905 N. State – William P. Hall House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a brick foundation and veneer, brick windowsills, and an interior brick chimney. The house has vinyl sash windows replacing the original six-over-six, double-hung wood sash windows, but retains original louvered vents in the gable ends. A shed-roofed porch extends from the south elevation, sheltering the main entrance; it is supported by decorative metal posts and has wood shingles on each end. A small shed roof, supported by turned posts is located on the north elevation, sheltering a second entrance. The house was built by Wright Construction Company and was sold to William P. Hall in August of 1948.

907 N. State – W. P. Johnson House – 1948

NC-alt – Building

This one-story, Minimal Traditional-style house is two bays wide and double-pile with one-bay-wide, side-gabled bays extending from the north and south ends. The house retains no original exterior fabric beyond its two brick chimneys and brick foundation. It has vinyl siding and one-over-one, double-hung replacement windows. The south wing, likely a later addition, contains the main entrance facing the street and a very large, modern brick chimney. The property was purchased by W. P. Johnson in June of 1948; the first occupant listed in the Hill City Directory is Philip F. Cable in 1950. It is currently “LeCount’s Nursery and Daycare.”

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909 N. State – C. A. & Martha G. Griswold House – 1947 C – Building

This one-story, side-gabled house is three bays wide and triple-pile. The house has a stuccoed foundation, asbestos siding, and an interior brick chimney. It retains original six-over-six, double-hung wood sash windows, including windows at the attic level in the gable ends. The front door is an original two-light-over-four-panel door. A projecting front-gabled porch is supported by square posts with minimal detail and has asbestos shingles in the gable. A gabled rear ell may be an enclosed porch, but was enclosed at an early date with asbestos siding matching the rest of the home. The property was purchased by C. A. and Martha G. Griswold in June of 1947; the first occupant listed in the Hill City Directory is Carey D. Watkins Jr. in 1950.

NC-Age Garage, c.1980 – A large, one-story, side-gabled garage with aluminum siding, a vehicular entrance on the south end of the facade, and a pedestrian entrance and window on the north elevation.

1001 N. State – O. B. & Katharine R. Poole House – 1947 C – Building

Similar to 909 N. State Street, this one-story, side-gabled, three-bay, double-pile house has a large front-gabled porch with decorative metal supports sheltering the concrete porch floor and replacement front door - a fanlight-over-four-panel unit. The house retains original six-over-six, double-hung wood sash windows, a concrete-block foundation, and an interior brick chimney. Distinctive in the neighborhood, each gable end has small, double-hung windows instead of gable vents. The rear entrance, visible from Monroe Drive, is sheltered by a small gable-roofed porch and is now screened. The property was purchased by O. B. & Katharine R. Poole in June of 1947; the first occupant listed in the Hill City Directory is Sidney Reuben Jones in 1950.

Tyler Road

700 Tyler – Lewis V. Carver House – 1949 C – Building

At the southeast corner of Tyler and Madison roads stands this one-story, three-bay, double-pile, side-gabled house with eight-over-eight, double-hung and six-over-six, double-hung wood sash windows, vinyl siding, a stuccoed foundation, and an interior brick chimney. A front-gabled porch projects from the center bay to shelter the six-light-over-four-panel front door and concrete front stoop. The porch has replacement railings and brick steps. Three large pin oaks line the side yard. The house was built by Curtis Construction Company and was sold to Lewis V. Carver in June of 1949.

701 Tyler – Milton P. Williams House – 1948 C – Building

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile with its main entrance on the west elevation, facing Madison Road, under a small gabled porch with replacement railing. A decorative gable is centered on the facade over a pair of windows. Exterior materials include vinyl siding, replacement six-over-six, double-hung windows, a concrete-block foundation, and an interior brick chimney. The house was built by Wright Construction Company and was sold to Milton P. Williams in March of 1948; the first occupant listed in the Hill City Directory is Leo Holland in 1949.

NC-age Shed, c.1995 – This one-story, prefabricated wood shed with a gambrel roof is located on the northwest corner of the lot and has a with double-leaf front door facing Tyler Street.

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702 Tyler – John T. Boykin House – 1949, c. 1990

NC-alt – Building

This two-story, side-gabled house is an enlargement of an earlier one-story, concrete-block house that once matched the others on the south side of Tyler Road. The house retains a concrete-block foundation, but has hardiplank siding and replacement windows. A small, front-gabled porch shelters the entrance and is supported by simple square posts with brackets. The second floor is cantilevered slightly over the first floor. The house was built by Curtis Construction Company and was sold to John T. Boykin in May of 1949.

NC-Age Shed, c. 1990 – This one-story, prefabricated metal shed has a gambrel metal roof and metal sheathing.

703 Tyler – Harold C. Cole House – 1948

C – Building

This one-story, side-gabled, Minimal Traditional-style house is four bays wide and double-pile with a rear ell on the east end. The house has a stuccoed foundation, one-over-one, double-hung replacement windows, asbestos siding, and vinyl siding in a decorative gable on the east end of the façade in the front gable. A shed-roofed porch shelters the two western-most bays, including the four-light-over-four-panel door and concrete stoop; simple wood posts replace the original decorative metal posts. The house was built by Wright Construction Company and was sold to Harold C. Cole in March of 1948.

NC-age Carport, c. 1980 – Almost entirely obscured behind a high fence, a carport with an enclosed shed area sits on the west property line. It appears to be of concrete-block construction with a metal roof and vertical wood siding.

704 Tyler – Harold L. Strickland House – 1949

C – Building

This one-story, side-gabled house is three bays wide and double-pile. The house is of concrete-block construction, but has been sheathed with vinyl siding and the interior brick chimney has been removed. The house retains original six-over-six, double-hung and eight-over-eight, double-hung wood sash windows. A shed-roofed front porch, centered on the façade, is supported by simple square posts. The house is identical in form and construction to 712, 710, and 708 Tyler Road. It was built by Curtis Construction Company and was sold to Harold L. Strickland in May of 1949.

NC-Age Shed, c. 1990 – Prefabricated frame shed with front-gabled roof and plywood sheathing.

705 Tyler – Robert E. Ingram House – 1948

C – Building

This one-story, side-gabled, Minimal Traditional-style house retains its three-bay, double-pile form, but has been covered with vinyl siding and has one-over-one, double-hung replacement windows. A shed-roofed entrance porch is located on the west end, with replacement posts and railings and a distinctive replacement front door with a single, tall, thin vertical light. The house rests on a concrete-block foundation and has a painted brick chimney on the ridgeline. Built by Wright Construction Company, the house was sold to Robert E. Ingram in June of 1948.

706 Tyler – Dewey Robert Strickland House – 1949

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a flat-roofed rear ell on the east side. The house is of concrete-block construction and retains a painted concrete-block exterior with asbestos shingles in the gable ends and an interior corbelled brick chimney. The house has six-over-six,

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double-hung and eight-over-eight, double hung wood sash windows with brick windowsills. A shed-roofed entrance on the left end of the façade has been enlarged slightly since 1996 and is supported by simple square posts; it shelters the original two-light-over-four-panel front door. The house is nearly identical in form and construction to 712, 710, 708, and 704 Tyler Road. It was built by Curtis Construction Company and was sold to Dewey Robert Strickland in April of 1949.

NC-age Shed, c. 1980 – This one-story, prefabricated shed has a gambrel roof and aluminum siding.

707 Tyler – Carson E. Wilson House – 1949

C – Building

This one-story, four-bay, double-pile Minimal Traditional-style house has asbestos siding, a brick foundation, and an interior brick chimney capped with a decorative soldier course. Vinyl sash windows replace the original six-over-six, double-hung and eight-over-eight, double-hung wood sash windows. There is a flush, front gable over the middle two bays, above the original two-light-over-four-panel front door. There is a side door accessed by brick steps on the east elevation. Both entrances are sheltered by aluminum awnings, the main one supported by decorative metal posts. The house was built by Wright Construction Company and was sold to Carson E. Wilson in March of 1948.

708 Tyler – James Huffman House – 1949

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a gabled rear ell on the east side. The house is of concrete-block construction and retains a painted concrete-block exterior with asbestos siding in the gables. It has a combination of eight-over-eight, double-hung and six-over-six, double-hung wood sash windows with painted brick sills. The front door is sheltered by a small, projecting gable supported by knee brackets. The house is similar in form and construction to 712, 710, 706, and 704 Tyler Road. It was built by Curtis Construction Company and was sold to John T. Boykin in April of 1949.

709 Tyler – Elmer Taylor Malone House – 1948

C – Building

This four-bay, double-pile, side-gabled house has asbestos siding, a concrete-block foundation, and an interior brick chimney. A large, flush front gable sits over the two center bays. The original three-light-over-four-panel front door is sheltered by a projecting front gable porch roof. The porch has replacement posts and railings, and a foundation covered with a later brick veneer that extends across the façade from the ground to the bottom of the windows; it extends out from the structure on the east end to create a short wall. Original eight-over-eight and six-over-six, double-hung wood sash windows light the interior. A shed-roofed addition with vinyl siding extends from the rear. The house was built by Wright Construction Company and was sold to Elmer Taylor Malone in March of 1948.

710 Tyler – William E. Bone, Jr. House – 1949

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a gabled rear ell on the east side. The house is of painted concrete-block construction. There are molded wood weatherboards in the gable ends, brick windowsills, and an interior corbelled brick chimney. Steel casement windows have been replaced with vinyl sash windows. The original two-light-over-four-panel front door is sheltered by a projecting, gabled roof on simple square porch supports. The house is similar in form and construction to

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712, 708, 706, and 704 Tyler Road. It was built by Curtis Construction Company and was sold to William E. Bone, Jr. in March of 1949.

711 Tyler – Hugh K. Forrest House – 1948

C – Building

Three bays wide and double-pile, this one-story, side-gabled house has original six-over-six, double-hung windows and an unusual entrance configuration, with a three-light-over-two-panel door flanked by four-over-four, double-hung wood sash windows. A hip-roofed porch shelters the entrance, supported by simple wood posts and railings, replacing the original decorative metal posts and railings, over a brick porch floor. A brick chimney, vinyl siding, and concrete-block foundation finish the exterior. The house was built by Wright Construction Company and was sold to Hugh K. Forrest in March of 1948.

712 Tyler – Nathaniel M. Bridges House – 1949

C – Building

This one-story, side-gabled house is three bays wide and double-pile. The house is of painted concrete-block construction. There is wood siding in the gable ends, painted brick windowsills, and an interior brick chimney. The house has vinyl slider windows with aluminum awnings replacing the original steel casement windows. The original front door, a two-light-over-four-panel door, remains and is sheltered by an aluminum awning on decorative metal supports. The house was built by Curtis Construction Company and is similar in form and construction to 710, 708, 706, and 704 Tyler Road. It was sold to Nathaniel M. Bridges in February of 1949.

714 Tyler – Earl R. Bennett House – 1948

NC-alt – Building

This one-story, side-gabled house is three bays wide and double-pile with a one-bay-wide block on the west end and a double-pile, gabled rear ell on the east side. The house has vinyl siding and windows, an interior brick chimney, and a flush gable centered on the facade. The replacement front porch has a projecting, gabled roof supported by square posts on a concrete slab; this large porch is not typical of other homes with this form in the district. A second entrance was added to the west side of the house and the roof of the west-side block was altered to accommodate the entrance. The house was built by Clancy & Scott, Inc. and was sold to Earl R. Bennett in July of 1948.

Van Buren Road

700 Van Buren – Wilbert A. Brown House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile and is covered with brick-veneer. A front-gabled porch projects from the eastern-most bay, shelters the replacement front door, and is supported by simple wood posts that replaced the original decorative metal posts. Windows are a mixture of six-over-six, double-hung wood, six-over-six, double-hung vinyl, and one-over-one, double-hung vinyl units. There are wood weatherboards in the gable ends, an interior brick chimney at the roof ridge, and a side entrance sheltered by an awning on metal posts facing Madison Road on the west elevation. The house was built by Wright Construction Company and was sold to Wilbert A. Brown in August of 1948.

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NC-age Carport, c. 1975 – Front-gabled, frame carport with an enclosed storage area at the east end is sheathed with flat wood panels and has simple wood supports.

701 Van Buren – Thomas E. Green Sr. House – 1948 **C – Building**

This one-story, four-bay, double-pile house has a side-gabled roof and small shed-roofed porch over the west two bays of the facade. The house retains its original form and massing, but has it has six-over-six, double-hung replacement windows, a six-panel front door, and an interior brick chimney with a single soldier course at the top. The house is sheathed with replacement wood weatherboards. The stuccoed foundation blends with the concrete front porch, which has wood posts and railings replacing the original decorative metal posts. Built by Wright Construction Company, the house was sold to Thomas E. Green Sr. in August of 1948.

NC-age Shed, c. 1985 – A small, one-story, side-gabled frame shed sits in the northeast corner of the lot, with vertical wood siding and a wide, double-leaf door.

702 Van Buren – Louis Bryant Ennis House – 1948 **C – Building**

This one-story, side-gabled house is three bays wide and double-pile with a shed-roofed rear addition at the east end. The house has a painted concrete-block foundation, vinyl siding, and no remaining chimney. Windows are vinyl replacement windows and the three-pane-over-two-panel front door is sheltered by a projecting gabled front porch supported by vinyl posts on a stuccoed stoop. The house was built by Wright Construction Company and was sold to Louis Bryant Ennis in August of 1948.

NC-age Shed, c. 1980 – One-story, front-gabled frame shed with plywood siding.

703 Van Buren – Thomas Frank Smith Jr. House – 1948 **C – Building**

This one-story, side-gabled structure is two bays wide and double-pile with a front-gabled, one-bay, triple-pile wing projecting from the east end of the façade and a smaller, side-gabled porch extending from the west elevation. The porch, supported by decorative metal posts and spanned by a simple metal railing, shelters the main entrance, which faces the west side yard. The house has a stuccoed foundation, terra cotta porch floor, one-over-one, double-hung replacement windows, and vinyl siding. The house was built by Wright Construction Company and was sold to Thomas Frank Smith Jr. in August of 1948.

704 Van Buren – William A. Snipes House – 1948 **C – Building**

This one-story, side-gabled house is four bays wide and double-pile. It has a stuccoed foundation, vinyl siding, and an interior brick chimney. The house retains original eight-over-eight, double-hung wood sash windows and has a projecting shed-roofed front porch on decorative metal posts at the east end of the façade. The house was built by Wright Construction Company and was sold to William A. Snipes in August of 1948.

705 Van Buren – Howard Worth Davis House – 1948 **NC-alt – Building**

This one-story, three-bay, double-pile, side-gabled house has a partially enclosed hip-roofed bay extending from the west gable end. This bay replaced a former shed-roofed screened porch and contains a recessed entrance under the engaged porch, which is supported by a single Doric column, and vinyl siding.

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The main block of the house has brick veneer and replacement windows throughout. A small, shed-roofed wing on the east elevation has vinyl siding and a single window. A stone veneer faces the foundation of each of the wings. The loss of original materials, and the replacement of the side porch with the addition of a stone veneer, has rendered this house non-contributing. The house was built by Wright Construction Company and was sold to Howard Worth Davis in September of 1948; the first occupant listed in the Hill City Directory is Lonnie J. Holt in 1950.

706 Van Buren – Lee J. Partin House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile. The house has a painted concrete-block foundation, asbestos siding, and an interior brick chimney. It retains original six-over-six, double-hung wood sash windows, and a four-light-over-two-panel front door. The front door is sheltered by a small, projecting gable and is accessed by a brick stoop and concrete stair. A porch extends from the west elevation with a side-gabled roof supported by decorative metal posts. The house was built by Wright Construction Company and was sold to Lee J. Partin in August of 1948; the first occupant listed in the Hill City Directory is William F. Elkin in 1950.

NC-age Shed, c. 1980 – One-story, front-gabled frame shed with plywood siding.

707 Van Buren – James S. and Edna Ruth Casey House – 1948 C – Building

This one-story, three-bay, double-pile, side-gabled house has a wide projecting gable over the east two-thirds of the façade. An recessed porch at the west side of this gable shelters the original four-light-over-four-panel door. The porch trim continues as an applied band across the facade of the front gable. The house has a concrete-block foundation and stoop, asbestos siding, and original six-over-six, double-hung wood sash windows. At the west rear corner, a back door leads to a simple wood deck. The Wright Construction Company built the house, which was sold to Edna Ruth Casey in August of 1948; her husband, James S. Casey is listed in the 1950 Hill City Directory.

708 Van Buren – Frank Chappell Jr. House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile. It has a painted concrete-block foundation, aluminum siding, and an interior brick chimney. The house has replacement vinyl sash windows, with the exception of a single remaining six-over-six, double-hung wood sash window on the west elevation. The three-light-over-two-panel door is sheltered by a wide, front-gabled porch with decorative metal supports. There is board-and-batten sheathing in the porch and side gables. A shed-roofed rear addition extends from the east end of the house. The house was built by Wright Construction Company and was sold to Frank Chappell Jr. in August of 1948.

709 Van Buren – Charles E. Truelove House – 1948

C – Building

This one-story, brick-veneered, three-bay, double-pile house has vinyl siding in the gable ends and wrapping the small, shed-roofed rear addition. A front-gabled porch projects from the west end of the facade, sheltering a replacement door. It is supported by vinyl porch posts and railings, replacing the original decorative metal posts. Original six-over-six, double-hung and eight-over-eight, double-hung wood sash windows remain, as does the brick porch and steps. The house was built by Wright Construction Company

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and was sold to Charles E. Truelove in August of 1948; the first occupant listed in the Hill City Directory is Hyman C. Jones in 1950.

710 Van Buren – James W. Eason House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile. The house has a painted concrete-block foundation, asbestos siding, and an interior brick chimney. It has replacement windows and a replacement front door on the east end of the façade. The door is sheltered by a small, gabled porch on decorative metal supports. There is a shed-roofed rear addition off of the east end of the house. The house was built by Wright Construction Company and was sold to James W. Eason in August of 1948.

711 Van Buren – Wilton C. Hinnant House – 1948

C – Building

This one-story, three-bay, double-pile, side-gabled house is four bays wide and double-pile. The house has vinyl siding, replacement one-over-one, double-hung vinyl sash windows with aluminum awnings, an interior brick chimney, and a painted concrete-block foundation. There is a flush gable over the three eastern-most bays. A projecting, front gable, centered on the façade, shelters a screened porch around the main entrance. There is a second entrance on the west elevation, on a hip-roofed addition that extends across the rear of the main block. The house was built by Wright Construction Company and was sold to Wilton C. Hinnant in August of 1948; the first occupant listed in the Hill City Directory is Clarence R. Godwin in 1950.

712 Van Buren – David Lee Spaulding House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a one-bay-wide, side-gabled enclosed porch on the west elevation. The house has a painted concrete-block foundation, aluminum siding on the main block, and an interior brick chimney. There is a wide, flush gable centered on the façade and a shed-roofed rear addition at the east side. The house has replacement windows throughout and a small brick stoop and stair sheltered by a shed roof over the front door. A porch on the west elevation has been enclosed with vinyl siding and has a one-over-one, double-hung wood sash window. The house was built by Wright Construction Company and was sold to David Lee Spaulding in August of 1948; the first occupant listed in the Hill City Directory is Wrenn L. Fowler in 1951.

NC-age Shed, c. 1970 – One-story, front-gabled frame shed with vinyl siding.

713 Van Buren – Louis H. Gray House – 1948

NC-alt – Building

This one-story, three-bay, double-pile, side-gabled house has vinyl siding and six-over-six, double-hung replacement windows that are smaller than the original windows. A pair of windows centered on the façade has been replaced with a single window. A front-gabled porch on the west end of the façade is supported by square posts and shelters the entrance - a replacement, metal six-panel front door - and terra cotta porch floor. The chimney has been removed and the concrete-block foundation has been painted. The loss of original material and change in fenestration have made this house non-contributing. The house was built by Wright Construction Company and was sold to Louis H. Gray in August of 1948.

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714 Van Buren – Fred W. Sherron House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a one-bay-wide, shed-roofed bay on the west elevation. The main block has a brick foundation, clinker-brick veneer, brick windowsills, and an interior brick chimney. There is a wide flush front gable over the two eastern-most bays of the façade. A former screened porch on the west end of the house has been enclosed with vinyl siding and a vinyl window. There is also vinyl siding in the gables of the main block. Windows are vinyl replacement windows and the replacement front door is sheltered by a replacement shed-roofed porch with square posts on a brick stoop. The house was built by Wright Construction Company and was sold to Fred W. Sherron in August of 1948.

715 Van Buren – W. Jack Burden Jr. House – 1948

C – Building

This one-story, three-bay, double-pile house has a side-gabled roof and a smaller, side-gabled screened porch on the east elevation. It is one of the only houses in the district that retains the open side porch. The building also retains its original six-over-six, double-hung and eight-over-eight, double-hung wood sash windows, a six-light-over-two-panel front door, and distinctive brackets supporting a small gable over the entrance. The foundation has been stuccoed, but the original asbestos siding and brick chimney are still in place. The house was built by Clancy & Scott, Inc. and was sold to W. Jack Burden Jr. in July of 1948; Burden's wife, Lenora Burden was the secretary at Clancy & Scott, Inc.

716 Van Buren – Robert F. Steger House – 1948

C – Building

This one-story, side-gabled house is three bays wide and double-pile with a side-gabled bay on the east elevation. The house has a painted concrete-block foundation, asbestos siding, and an asphalt-shingled roof with an interior brick chimney. It has replacement windows and a projecting, front-gabled porch on simple square posts. The east bay has wood siding with asbestos shingles in the gable end. The house was built by Clancy Construction and was sold to Robert F. Steger in October of 1948; the first occupant listed in the Hill City Directory is Roscoe Avera in 1950.

717 Van Buren – Otha Peacock House – 1948

C – Building

Located on the northwest corner of Van Buren Road and North State Street, this one-story, side-gabled house has a three-bay, double-pile form. A large, projecting front-gabled porch shelters the two eastern-most bays and is supported by plain wood posts on a concrete floor. The house has a painted concrete-block foundation, asbestos siding, and an interior brick chimney. It retains original six-over-six, double-hung and eight-over-eight, double-hung wood sash windows. The house was built by Clancy & Scott, Inc. and was sold to Otha Peacock in August of 1948.

C Garage, c. 1949 – Front-gabled, frame garage at the north end of this lot has a standing seam metal roof, wood weatherboards, and exposed rafters.

718 Van Buren – James B. Mills House – 1948

C – Building

This one-story, side-gabled house is three bays wide and triple-pile. The house has a later painted brick veneer up to the bottom of the windows, asbestos siding above the veneer, and a central brick chimney. Original six-over-six, double-hung windows remain on the side elevations, but windows on the facade have

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been replaced with vinyl sash windows. A projecting, gabled front porch on the east end of the façade is supported by simple square posts on a concrete stoop; it shelters an original six-light-over-two-panel door. The house was built by Clancy & Scott, Inc. and was sold to James B. Mills in October of 1948.

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SECTION 8 - STATEMENT OF SIGNIFICANCE

The Capitol Heights Historic District is an approximately six-block area within the Raleigh city limits. The district extends from Penn Road north to Glascock Street and was platted in 1946 as the Capitol Heights neighborhood. It contains eighty-four (84) primary contributing buildings, all residential properties constructed during the period of significance from 1946 to 1949. The district is an architecturally significant post-World War II neighborhood that developed as a direct result of the post-war demand for housing and the availability of financing for both homebuyers and builders. The district contains small, Minimal Traditional-style, single-family housing, constructed to house returning veterans and the growing urban population of Raleigh in the late 1940s.

Capitol Heights was identified as a significant subdivision in the citywide survey that led to the preparation of the Multiple Property Documentation Form (MPDF): "Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965," as a largely intact and well-preserved post-World War II, speculative subdivision in Raleigh. It is also significant under National Register Criterion C for architecture. The neighborhood is largely homogeneous in form and detail: constructed entirely in the Minimal Traditional style, the two- and three-bedroom houses display variations on a few basic building forms and with the minimal detailing that is the hallmark of the style.

Context 1, "Community Development and Transportation," pages E1-6 and Context 2, "Architecture," pages E11-12 in the MPDF provides the historic context for the development of Capitol Heights. The locally significant subdivision falls under Property Type F3, "Subdivisions", pages F29-30, which provides the physical description. The small subdivision with a grid pattern contains a well-preserved collection of Minimal Traditional-style speculative houses. According to the registration requirements on page 34 of the MPDF, subdivisions must retain integrity of layout, including street plan, open spaces, curbs and sidewalks, and the majority of the individual houses must date before 1965 and must retain a good degree of integrity. Capitol Heights retains its overall integrity of setting, feeling, association, design, and materials, with only forty-seven of its eighty-seven houses not contributing to the district's character.

HISTORICAL BACKGROUND

The Federal Housing Administration:

In the midst of the Great Depression, building construction, especially residential construction, had fallen to record lows, and the mortgage and financial systems were unable to provide either builders or homeowners with necessary financing. Then in 1934, as part of the New Deal, President Franklin Delano Roosevelt introduced the Federal Housing Administration (FHA). The FHA was created to "restructure the collapsed private home financing system and stimulate private investment in housing. It called for the development of housing standards, a process for real estate appraisal, and a comprehensive program of review for approving subdivisions for mortgage insurance."¹

¹ Ames, David & Linda McClelland. *Historic Residential Suburbs*. National Register Bulletin, NPS 2002, pg. 48.

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Longer-term mortgages and mortgage insurance through the FHA were perhaps the most far-reaching components of the program. Prior to the FHA package, home loans had generally been short term (five years was typical) and were only available to those who could afford to make the standard, fifty-percent down payment. In contrast, FHA offered thirty-year mortgages with only ten percent down. The FHA also used federal monies to insure mortgage loans, promising to repay banks if homeowners defaulted, making home loans safe and desirable business for bankers. Additionally, legislation in 1938 created the Federal National Mortgage Association (Fannie Mae) to buy and sell mortgages from member institutions, making additional money available for home mortgages.² These programs revolutionized the mortgage and finance industries, making home-ownership an affordable goal of the middle-class for the first time.

The FHA, through their standards and publications, also influenced the physical appearance of subdivisions and developments from the late 1930s through the 1950s. However, these standards have been highly criticized in the second half of the twentieth century because they clearly favored suburban development and neighborhoods that were homogeneous in design and socio-economic makeup. According to Thomas Hanchett, historian at the Levine Museum of the New South in Charlotte and former professor of urban history and historic preservation at Youngstown State University and Cornell University, the top three criteria for deciding whether or not to back mortgages were: relative economic stability, protection from adverse influences, and adequacy of transportation.³ These subjective criteria led to the red-lining of urban neighborhoods as undesirable based on perceived "adverse influences." The recommendation that new development use protective covenants to obtain ideals of economic and racial stability contributed heavily to the design and location of mid-century development.

The Veterans Administration, The GI Bill, and the end of World War II:

Established in July of 1930, the Veteran's Administration (VA) was initially responsible for providing medical services, life insurance, pension payments, and other similar benefits. The agency evolved gradually through the Great Depression and World War II and then underwent its most substantial change in 1944 with the introduction of the Serviceman's Readjustment Act, or "GI Bill of Rights." This legislation provided three key provisions: up to four years of education or training, federally guaranteed home, farm, and business loans, and unemployment compensation.⁴ The goal of these programs was to level the playing field for veterans who had given up gainful employment, the opportunity to pursue an education, or building financial credit by enlisting in the service.

The terms of VA home loans have changed regularly since their inception in 1944, with terms generally becoming more liberal and the amounts that the government would insure rising with inflation. The VA mortgage program offered such generous insurance that banks not only made more cash loans, but also slashed the cash down payment that veterans were required to provide. Veterans could receive a

² Ames, pg. 31.

³ Hanchett, Thomas W. "Federal Incentives and the Growth of Local Planning, 1941-1948," *Journal of the American Planning Association*. Spring 1994: 197-208, pg. 5

⁴ United States Department of Veterans Affairs. www1.va.gov/opa/feature/history/history4.asp. Accessed 11 November 2009.

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certificate to confirm their service or simply show their discharge papers at the lender of their choice to obtain financing, often for 100% of the purchase price of the home and with little or no money down; the cost was generally financed over thirty years.⁵

The liberal terms of the GI Bill and the VA home loans were a direct response to the demand for housing in the post-war years. During the war years, 1939-1945, new home construction averaged less than 100,000 houses per year in the United States.⁶ However, during the same period, marriage and birth rates began to increase dramatically, rising steadily from 1940 to reach a twenty-year high in 1943.⁷ This rise in family formation, paired with the low number of housing starts during the war years, led to a widespread shortage of residences by the end of the war. Additionally, for more than five years, military necessity, most noticeably through the rationing of raw materials, had taken precedent over consumer wants and by the time the Japanese surrendered in August of 1945, the demand for housing was unprecedented.

The Development of the Capitol Heights Neighborhood:

The Capitol Heights neighborhood was constructed at the northern edge of Raleigh, near the city limits, on approximately thirty acres of land owned by Raymond D. Kelly and G. B. Wynne. Kelly, who owned the majority of the acreage, was the owner and operator of the Interstate Fruit Exchange; the land was rumored to have been a pecan farm, a notion supported by Kelly's profession and the number of pecan trees in the neighborhood. With the large demand for post-war housing and economic incentives favoring residential development, the men no doubt saw the value in developing their land. In May of 1946, the area was platted as the Capitol Heights neighborhood; in August, Kelly and Wynne placed restrictive covenants on the land; and, in September of 1946, they began selling parcels to Clancy & Scott, Inc. and George Henry Wright.

Ernest I. Clancy and George Henry Wright were the primary builders of the Capitol Heights neighborhood, erecting 101 of the 124 homes in the neighborhood. Clancy and Wright, like many other men in the post-war years, were responding to the growing market for housing and recognized this opportunity to manage their own contracting firms. The assurance of federal mortgage guarantees – at whatever price the builder set – stimulated an unprecedented building boom and prompted many to enter the construction trade.⁸ This created a new generation of builders that grew so large and so successful that homebuilding for the first time became identified as an industry unto itself.⁹

In September of 1946, Wright purchased thirty-six (36) parcels on the north end of the neighborhood from Kelly. He began construction and by December of 1946 had incorporated as the

⁵ Brown, Tripp (Brown Investment Properties, Inc). Personal Interview. 9 November 2009.

⁶ Jackson, Kenneth. Crabgrass Frontier: The Suburbanization of the United States. Oxford: Oxford University Press, 1985, pg. 232.

⁷ Jackson, pg. 232.

⁸ Jackson, pg. 233.

⁹ Wyatt, Sherry Joines and Sarah Woodard. "Post World War Two Survey." www.cmhpf.org/postww2survey.htm. Accessed 11 November 2009.

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Wright Construction Company, with Wright, himself, serving as president and his wife, Mildred, as the secretary of the company. The city directories illustrate the growth of the Wright Construction Company in the late 1940s. The 1947 directory lists Wright individually as a building contractor; by 1948 Wright was listed with the Wright Construction Company. Over the next several years, the advertisements for the Wright Construction Company grew steadily to a half-page advertisement in 1955.

In 1947, Wright purchased an additional sixty-five (65) lots from Kelly. Wright continued to build in the neighborhood through 1948 and was ultimately responsible for erecting sixty-eight (68) homes in Capitol Heights. However, the neighborhood appears to have been just the first of many housing developments with which Wright was involved and by 1948, Wright had begun to sell his remaining, undeveloped lots in the Capitol Heights neighborhood to the Clancy Construction Company and the Curtis Construction Company, likely to focus his efforts on other neighborhoods. In the post-war era, completed homes sold so quickly that developers could finance new phases of construction and, as neighborhoods neared completion, move on to new locations.¹⁰ Deed records indicate that the Wright Construction Company sold homes in the Fallon, Fisher Heights, Longview Gardens, Windsor Park, Long Acres, and Lockwood neighborhoods of Raleigh from 1947 to 1957, furthering the notion that Capitol Heights was just the first of many housing developments built by the Wright Construction Company. The company remained in business through 1985, though it appears to have been operated by Wright's son, G. A. Wright, in its final years.

Ernest I. (E.I.) Clancy (1916-2000) was the other main builder involved in the development of the Capitol Heights neighborhood. Clancy had a background in construction, having earned a degree in Civil Engineering from State College (now North Carolina State University) in 1938. He was active on the homefront during World War II, building airfields in Alaska. His brother-in-law, John Theys, was a graduate of the Naval Academy and served in the Navy during the war.¹¹ They returned to Raleigh after the war and, for a time, E. I. teamed up with Everett S. Scott to form Clancy & Scott, Incorporated. That company erected twenty-one (21) houses in the Capitol Heights neighborhood in 1947 and 1948, including Scott's own house at 619 Monroe Drive, as well as a home for their secretary, Lenora M. Burden, and her husband, W. Jack Burden Jr., at 715 Van Buren Road.

In January of 1949, Clancy Construction Company was incorporated with E. I. Clancy and John Theys acting as the president and vice-president, respectively. The company continued to work in the Capitol Heights neighborhood; their first ten projects listed in their company ledgers for 1949 were homes in the neighborhood.¹² The company also erected homes in Anderson Heights and Budleigh Forest in the late 1940s and early 1950s before diversifying in 1952 to include commercial construction. For their first commercial contract, Clancy Construction Company erected Fire Station #1 (at 220 S. Dawson) in 1952. The company remains in operation today under the name Clancy & Theys Construction and is managed by the sons of E. I. Clancy.

¹⁰ Ames, pg. 29.

¹¹ Cutler, Scott (Clancy & Theys Construction Company). Personal Interview. 13 November 2009.

¹² Cutler.

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While Wright and Clancy were erecting home after home in the Capitol Heights neighborhood, the Brown-Hamel Mortgage Company was working just as quickly to provide financing to the majority of the original homeowners in the neighborhood. It was common practice during this period for mortgage bankers to have a relationship with specific builders and to finance entire neighborhoods as they were built.¹³ In 1946, while Capitol Heights was just beginning construction, Greensboro-based Jack Brown, a lawyer by training and the first FHA commissioner in North Carolina, saw the promise that the housing and mortgage business had to offer in the mid-1940s. He left his position with the FHA to enter the mortgage business, purchasing the Hamel Mortgage Company in 1946 and creating Brown-Hamel Mortgage Company. Brown-Hamel specialized in mortgages, insurance, and residential brokerage, actually financing the loans themselves with the help of back-room lenders.¹⁴ By 1955, Brown-Hamel Mortgage Company merged with Fidelity Bond & Mortgage Company of Raleigh, headed by well-known businessman Cliff Cameron, to form Cameron-Brown Company. Cameron-Brown Company focused on mortgages and insurance, while the Brown Realty Company remained in Greensboro with a focus on commercial and residential brokerage. The Brown Investment Company remains in operation in Greensboro.¹⁵

FHA Principles and the Design of Capitol Heights:

Virtually all housing developments during the post-war period attracted buyers with VA or FHA financing. For this reason, developers often followed FHA guidelines for development even if only a few houses in a subdivision were ultimately sold with FHA or VA loans. Additionally, builders and developers often sought the help of local planners and government officials to put the necessary planning, zoning, and subdivision regulations into place to help them meet FHA regulations.¹⁶ So prominent were the FHA guidelines that they remained the standards of developers and homebuyers long after the federal policies surrounding these programs had changed.

First published in the 1930s, the *FHA Underwriting Manual* regulated FHA developments throughout the post-war housing boom. The FHA followed their initial publication with a series of works between 1936 and 1940 including *Subdivision Development*, *Planning Neighborhoods for Small Houses*, *Planning Profitable Neighborhoods*, and *Successful Subdivisions*. FHA guidelines encouraged homogeneous, single-family neighborhoods with curvilinear streets where possible, commercial centers located at the periphery of the neighborhood, and racial segregation. These ideals of the FHA were often manifested in the form of restrictive covenants placed on neighborhoods at the time of their development.

Transitional subdivisions, built from c. 1935 to c. 1955, are so named because of their intermediate status in age, location, and design. The "late 1940s Transitional Subdivision," also referred to as tract subdivisions, was first defined by Charlotte historians Wyatt and Woodard and was repeated by M. Ruth Little in her survey of post-war Raleigh and in the Multiple Property Documentation Form for

¹³ Brown.

¹⁴ Brown.

¹⁵ Brown.

¹⁶ Hanchett, pg. 6.

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“Post War and Modern Architecture in Raleigh, North Carolina, 1945-1965.” A direct response to the post-war housing shortage, it refers primarily to the style of homes, the Cape Cod- and Minimal Traditional-style homes that bridge the architectural gap between the bungalows and cottages of the 1920s and 1930s and the Ranch houses that dominated the landscape of the 1950s and 1960s. The transitional subdivision tends to be homogeneous in form and detail with generally small two- or three-bedroom houses in the Cape Cod or Minimal Traditional styles. The term transitional subdivision may also refer to the view of these buildings, not as permanent homes, but as short-term solutions to the housing shortage of the 1940s.

The transitional subdivision was defined as much by its layout and spatial experience as by its architectural style. Generally intended for speculative housing, it followed FHA guidelines for construction, but not necessarily their plans for curvilinear street patterns. Capitol Heights, a typical transitional subdivision, was laid out along a grid plan with small lots at the edge of the pre-war city, in this case the northeast edge of Raleigh.¹⁷ The need for rapid, mass-produced housing and the guidelines set forth by the FHA led to the grid development and streamlined design and construction methods of these formulaic subdivisions.

While the arrangement of transitional subdivision was likely a direct result of FHA regulations and recommendations, the restrictive covenants placed on a neighborhood was equally as influential. Like the FHA guidelines, which emphasized homogeneity rather than diversity and encouraged single-family housing over small-scale rental housing, the covenants enacted by Kelly and Wynne in August of 1946 restricted the lots and setbacks, buildings, and racial composition of the neighborhood. The FHA encouraged the use of restrictive covenants, noting that they, “have been found from many years of experience to be an essential instrument in maintaining stability, permanence, character, and desirability in community development.”¹⁸ The covenants for the Capitol Heights neighborhood were certainly influenced by the FHA guidelines as some components of the covenants were taken word-for-word from the *Community Builder's Handbook*. The majority of the points addressed in the covenants dealt with the construction and setbacks of homes in the neighborhood. Buildings were restricted to “one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars which may include servants quarters.” Houses were to be a minimum of thirty feet from the front of the lot and on lots sized no smaller than 6,000 square feet. All of the lots in Capitol Heights met this requirement with most lots measuring sixty feet wide by one hundred feet deep.

The restrictive covenants placed on the Capitol Heights development also dealt with the “adverse influences” noted by the FHA guidelines. Some of the restrictions were clear and enforceable, including restrictions against the use of any building or structure (including tents, shacks, and trailers) other than the primary residence, as a residence by any person. Other conditions were more vague: “no noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may

¹⁷ Little, M. Ruth. “Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965.” Multiple Property Documentation Form. North Carolina Division of Archives and History, 2009.

¹⁸ *The Community Builders Handbook*. Washington D.C.: Urban Land Institute, 1947, P. 89.

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be or become an annoyance or nuisance to the neighborhood.” The final condition of the covenants addressed the racial conformity of the neighborhood, restricting against persons of anything other than the Caucasian race, unless employed as domestic servants.¹⁹ In 1948, the NAACP lobbied the U. S. Supreme Court to declare racial deed restrictions unconstitutional; however, the existing covenants (including the 1946 covenants written for Capitol Heights) remained in effect until their prescribed expirations, in this case until January of 1971.²⁰

While the restrictive covenants dictated the racial profile of the Capitol Heights neighborhood, the utilization of FHA or VA loans dictated its socio-economic make-up in its earliest years. Sixty-two (62) percent of the original property owners served in the U.S. Army with veterans of the other branches certainly present as well. After the war, residents held working-class positions as salesman, repairmen, and drivers. While several original occupants remain in the neighborhood, for most, these small houses served as starter homes for families formed during and immediately after the war. The location, low-cost, and small size of homes in the neighborhood continue to attract young professionals and small families to the neighborhood today. Additionally, after the restrictive covenants expired in January of 1971, the neighborhood diversified racially. Current data for the neighborhood indicates that most residents are in their thirties, there are no current members of the armed forces, and more than half of its residents are African American.²¹

Exceptions to the protective covenants were given to lots one through thirteen, which were reserved for commercial development, as noted in the covenants. The FHA had clear regulations regarding commercial properties, but most of their recommendations were for commercial developments serving communities of 500 families or more. However, their general interpretation of commercial properties as related to residential developments is still applicable to Capitol Heights. The FHA recommended that commercial properties, including corner groceries, be relegated to commercial centers and that “areas allocated to non-residential uses within the neighborhood should not exceed... 3-5 percent in the shopping center” and should be in close proximity to major thoroughfares.²² Kelly and Wynne were certainly familiar with FHA guidelines and when Capitol Heights was platted, the far west end of the plat, bordering on and facing Brookside Drive, was reserved for small-scale commercial development. The site represents a small percentage of the neighborhood, is accessed by Glascock Street, and faces away from the residential development. The shopping center has undergone significant rehabilitation and reconstruction in recent years and is not included in the historic district; however, the fact that a commercial center was planned for the neighborhood from the beginning further attests to the fact that the entire neighborhood was platted and designed according to the recommendations of the FHA.

¹⁹ Wake County Register of Deeds, book 948, page 288-290.

²⁰ Hanchett, Thomas W. "The Other 'Subsidized Housing': Federal Aid to Suburbanization, 1940s-1960s," *Journal of Housing and Community Development*. January/February 2001: 19-22, 42-49, pg. 48.

²¹ City-Data. www.city-data.com/neighborhood/Capitol-Heights-Raleigh-NC.html. Accessed 11 November 2009.

²² *The Community Builders Handbook*. Washington D.C.: Urban Land Institute, 1947, p. 51.

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Because of readily available financing, streamlined methods of construction, and an unprecedented demand for housing, builders acquired large tracts of land, laid out neighborhoods according to FHA principles, and rapidly constructed large numbers of homes. The FHA encouraged developers to engage in low-risk projects, a policy that led to the construction of traditional house forms and styles rather than pursuing the emerging trend toward modern architecture. Additionally, FHA policies institutionalized the preference for mass production and efficiency.²³

ARCHITECTURAL CONTEXT

Capitol Heights, like other transitional subdivisions, was homogeneous in design with a cohesive architectural ensemble of late-1940s Minimal Traditional-style houses that represents one of the best-preserved collections of post-World War II housing in Raleigh. The restrictive covenants placed on Capitol Height influenced the design of housing by indicating that homes were to cost a minimum of \$4,000 and to be no less than 750 square feet (excluding porches and garages) for a one-story house. These types of covenants were typical of development that followed FHA guidelines. The FHA did not recommend specific styles, but did recommend homogeneity in design and scale, noting that "low or rambling ranch type houses near high-priced two-story dwellings has been found objectionable in some areas."²⁴ They also recommend that single-family housing not be intermingled with rental housing.

The economic environment of the Depression, the patriotism of World War II, and the massive housing shortage after the war all combined to create a desire for economically efficient homes that appealed to Americans' nostalgia and practicality. The Minimal Traditional style fulfilled the builder's need for efficiency and the homeowner's desire for a practical, traditional home. The resulting houses were generally small, two- or three-bedroom houses, similar to the 1947 Cape Cod- or Minimal Traditional-style homes in Levittown, Pennsylvania. They were generally a side-gabled, one- or one-and-a-half story frame house, often with a front-facing gable, and often with little ornamentation beyond the multi-pane double-hung windows. The FHA recommended the homes include modern kitchens and laundry facilities, plenty of storage, and that porches be constructed at the side or rear of the home, as the increase in automobile and other street traffic negatively impact the "pleasant living" and privacy of the porch.²⁵ The transitional subdivision and the Minimal Traditional-style house illustrated a shift in architecture from the bungalows and cottages of the pre-war era to the Ranch houses of the 1950s.

The homogeneity of design in the Capitol Heights neighborhood can be attributed to the popularity and efficiency of the Minimal Traditional design, FHA guidelines for home construction, trends toward mass production, and the fact that the houses were constructed by only three builders. While houses throughout the neighborhood certainly followed several specific patterns, it clearly illustrates the work of the different builders; the influence of pattern books cannot be verified for this district.

²³ Wyatt.

²⁴ *The Community Builders Handbook*. Washington D.C.: Urban Land Institute, 1947, p. 87.

²⁵ *The Community Builders Handbook*. Washington D.C.: Urban Land Institute, 1947, p. 88.

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The Wright Construction Company erected the majority of houses in the district and while they certainly repeated forms and details, it was with less regularity than the Curtis and Clancy Construction Companies. Typical of the Minimal Traditional style, their houses are one-story structures, generally two or three bays wide and double-pile with side-gabled roofs. The houses are of frame construction sheathed with brick veneer or asbestos siding; wood siding was rare in the district. The houses originally had wood double-hung windows in a six-over-six or eight-over-eight double-hung sash configuration. For the most part, entrances were located either on the façade or within a block projecting from one side of the structure. Original porches, where they exist, are small, with concrete floors and roofs supported by wood or metal posts. Inside, the homes generally contained a living room, kitchen, two or three bedrooms, and a single bath.

In 1949, the Curtis Construction Company was responsible for the construction of eleven homes on the west half of Penn Road. These homes are identical in form, each a two-bay-wide side-gabled structure with a one-bay-wide, hip- or gable-roofed block on one end that is set back from the façade of the building and usually contains the main entrance to the house. Most of the houses have a small entrance stoop in front of this recessed bay with an aluminum awning or modern roof sheltering the entrance. Original windows, where they remain, are six-over-six wood double-hung sash windows. Larger stationary sashes flanked by multi-light casement windows are typical on the façade of the building.

Homes on the south side of Tyler Road were also constructed by the Curtis Construction Company in 1949. The one-story homes are three bays wide and double-pile with side-gabled roofs and gabled rear ells. These homes also had metal casement windows and entrances centered on the façade, generally under a projecting gabled roof supported by knee brackets or slender posts. Unlike the other homes in the neighborhood, the houses are of concrete-block construction and most retain exposed and painted concrete block as the primary exterior material with wood weatherboards in the gables.

In 1948 and 1949, Clancy & Scott, Inc., later renamed the Clancy Construction Company, erected a series of homes on the east end of Tyler, Hamilton, and Van Buren roads, along North State Street. These homes do not display the cohesiveness of form and detail of those constructed by the Curtis Construction Company. However, they were predominantly three-bay-wide, double-pile, side-gabled structures, sometimes with a projecting bay on one end. The houses had eight-over-eight or six-over-six wood sash windows and asbestos siding. Several homes have small, projecting gables sheltering the entrance, supported by knee brackets or slender posts. However, more common is a projecting gabled front porch on one end of the façade, supported by square or decorative metal posts.

In 1949, the Clancy Construction Company built ten homes on the east end of Penn Road (from 711 to 720 Penn). These homes were nearly identical in form and detail and their L-shaped form shows the builder's ability to vary the position and orientation of a single house form in order to lend visual interest to a street. All of these homes are currently covered with vinyl or aluminum siding and the original siding material is unknown. Entrances are generally located at the intersection of the two gables

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and sometimes sheltered by a shed-roofed extension of the main roof. A second entrance inset into the corner of the longer of the two gabled sections is treated as a primary entrance when that gable faces the street and a secondary entrance when the section runs parallel to the street. Windows were most likely six-over-six wood sash windows throughout, though only a few original windows remain. Several of these homes have single-pane fixed windows facing the street, a feature that is likely original to the homes.

The City of Raleigh, like most urban areas, was transformed after World War II; the population doubled, the area within the city limits and the number of industrial businesses tripled, and over 7,500 homes were built within the city limits. The FHA and VA programs revolutionized the housing market throughout the country, which reached successive new all-time highs in 1948 and 1949.²⁶ Almost one-fourth of new houses constructed in the United States during the 1940s to 1960s received FHA or VA subsidies and by 1956, the VA had guaranteed 5.9 million home loans totaling \$50.1 billion.²⁷ While these numbers are impressive, they do not fully explain the far-reaching impact that FHA and VA policies had. While only a few houses in a particular development might be sold using FHA loans, in order to sell even one house in this manner, the whole development had to meet FHA standards. Furthermore, it is believed that through market competition, the liberal terms of the VA loans spread to conventional mortgages, thus affecting home-buyers beyond the VA programs.²⁸

Despite Raleigh's continued growth in the second half of the twentieth century, the Capitol Heights neighborhood remains largely intact and represents one of the best-preserved post-war speculative subdivisions in Raleigh. While many of the Minimal Traditional-style houses have experienced some level of alteration, from the installation of vinyl or aluminum siding, to the replacement of original wood windows, the overall form and integrity of the housing remains. The neighborhood illustrates the principles of housing and community development espoused by the FHA and VA programs in the years immediately following World War II.

²⁶ "Legislative History of the VA Home Loan Guarantee Program." United States Department of Veterans Affairs, 2008, pg. 4

²⁷ United States Department of Veterans Affairs.

²⁸ Legislative History, pg. 2.

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SECTION 10 – GEOGRAPHIC DATA

Additional UTM References –
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Verbal Boundary Description –

The district boundary is shown by a black line on the accompanying district map at 1" = 200' scale. The north boundary of the district extends along Glascock Street, from Madison Road to the east property line of 712 Glascock Street. The boundary extends south along the east property line of 712 Glascock and 713 Monroe Drive to the north property line of 1001 North State Street. It extends east along the north property line of 1001 North State Street. The east boundary extends along North State Street. The south boundary of the district follows the rear property line of those properties on the south side of Penn Road. The west boundary extends along Madison Road.

Boundary Justification –

Capitol Heights Historic District boundaries follow those of the 1946 plat of the neighborhood excluding a block to the west of the district between Glascock Street and Monroe Drive and several structures near the intersection of North State Street and Glascock Street due to extensive alterations and subsequent loss of integrity.